

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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13 HURST ROAD, HINCKLEY, LE10 1AB

OFFERS IN THE REGION OF £190,000

NO CHAIN. Traditional, bay fronted terraced house. Sought after and convenient location within walking distance of the town centre, the crescent, schools, doctors, dentists, leisure centre, train and bus stations and good access to major road links. In need of some modernisation benefiting from gas central heating, feature fireplace, tiled flooring and UPVC SUDG. Spacious accommodation offers, lounge, dining room, kitchen and separate WC. Two good sized bedrooms, study/ nursery and bathroom. Front and good sized enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVS SUDG front door leads to

ENTRANCE HALLWAY

With single panelled radiator, thermostat for the central heating, electric meter and the consumer unit. There is a wooden interior door leading to an under stairs storage cupboard with lighting and houses the gas meter. White interior door to

LOUNGE TO FRONT

14'2" in to bay x 10'7" (4.34 in to bay x 3.24)

With a feature fireplace incorporating a coal effect gas fire with a stone hearth, two single panelled radiators and TV aerial point.



DINING ROOM TO REAR

11'10" x 14'0" (3.61 x 4.28)

With double panelled radiator, keypad for the burglar alarm, door and stairway to the first floor. White glazed interior door to



KITCHEN TO REAR

17'2" x 7'10" (5.25 x 2.41)

With a range of floor standing fitted kitchen units with roll edge working surfaces above, inset one and a half bowl stainless steel drainer sink with mixer tap. An integrated oven with gas hob and extractor above. Tiled splashbacks. A further range of matching wall mounted cupboard units. One tall larder cupboard unit, appliance recess points, tiled flooring, double panelled radiator and white glazed interior door leads to



REAR HALLWAY

UPVC SUDG door and single panelled radiator leading to the rear garden. White wooden interior door leading to

SEPARATE WC

2'6" x 3'3" (0.77 x 1.01)

With low level WC.



FIRST FLOOR LANDING

14'0" x 11'11" (4.28 x 3.65)

With single panelled radiator and a wooden interior door leads to

BEDROOM ONE TO FRONT

14'0" x 11'11" (4.28 x 3.65)

With single panelled radiator.



BEDROOM TWO TO REAR

11'11" x 10'11" (3.64 x 3.35)

With single panelled radiator and a wooden interior door leading to a storage cupboard with shelving and has the loft access.



STUDY/NURSERY

6'1" x 4'11" (1.87 x 1.50)

With single panelled radiator.



BATHROOM TO REAR

10'8" x 7'11" (3.26 x 2.43)

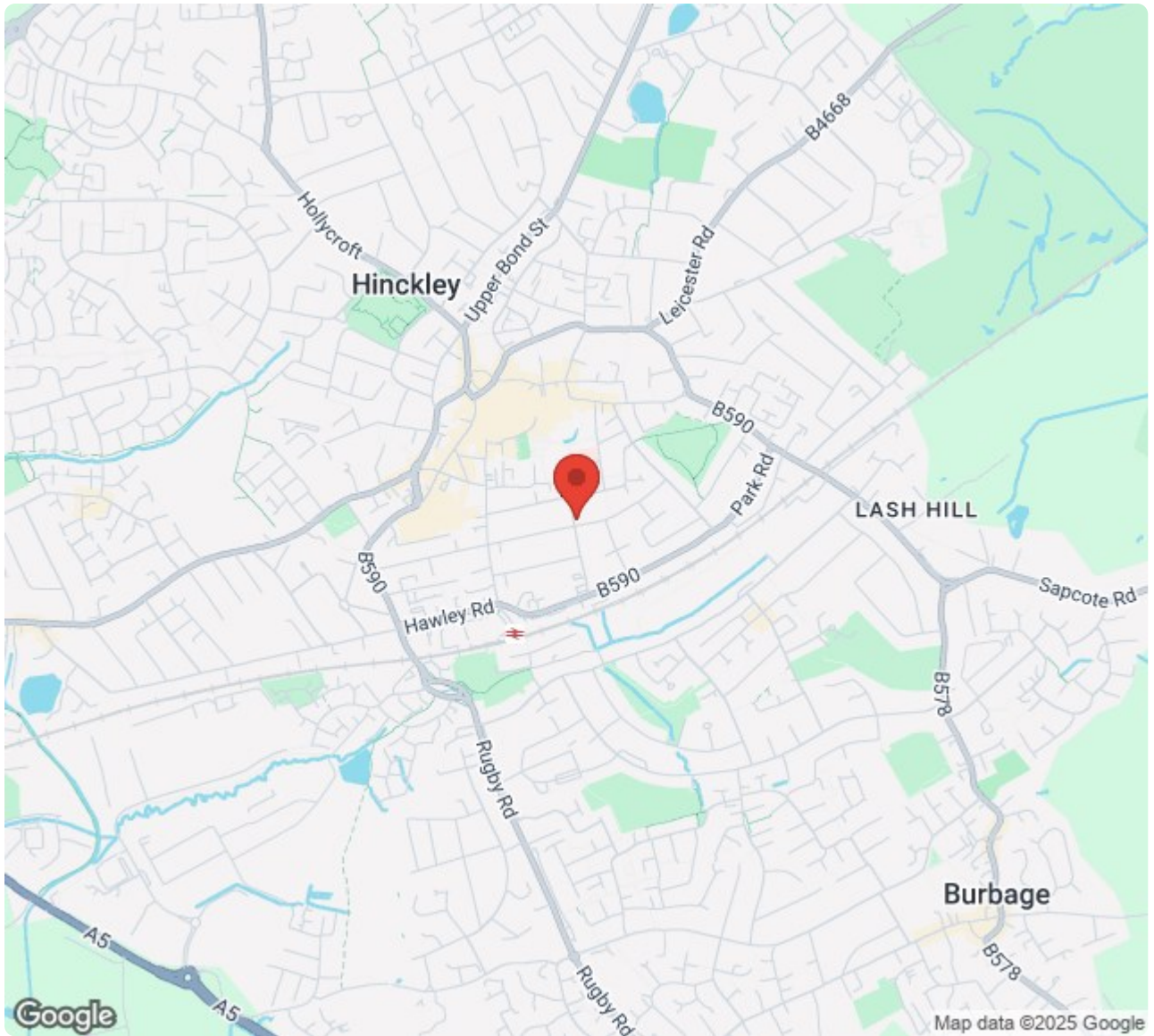
A green suite, consisting of a panelled bath with electric shower attachment and folding shower screen. Low level WC and pedestal wash hand basin. Also, a cupboard which houses the Ideal gas combination boiler for central heating and domestic hot water. A single panelled radiator and half tiled surrounds.



OUTSIDE

The property is nicely situated set back from the road with a front garden that is planted with shrubs and block paved pathway leads to the front door. At the rear of the property there is a slabbed patio and a pedestrian gate which offers a right of access for bins. Beyond which the garden is principally hard landscaped with plenty of borders with shrubs and a further slabbed pathway leading to the top of the garden.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
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