

Scrivins & Co

Sales & Lettings

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

T 01455 890480 **E** sales@scrivins.co.uk **W** scrivins.co.uk



14 CHESSHER STREET, HINCKLEY, LE10 0AH

ASKING PRICE £170,000

NO CHAIN. Spacious traditional three bedroom terraced house. Popular and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentist, train and bus stations, leisure centre and Hollycroft Park. Well presented including white panelled interior doors, wooden flooring, modern kitchen and bathroom, gas central heating and UPVC SUDG.

Offers lounge, dining room and kitchen. Three bedrooms and bathroom with shower. Enclosed private rear garden. Contact agents to view.



TENURE
FREEHOLD

COUNCIL TAX BAND - A

ACCOMMODATION

UPVC SUDG front door to:

FRONT LOUNGE

11'5" x 14'7" (3.48 x 4.45)

Feature display fireplace, fitted meter cupboard to side alcove, oak finish laminate wood strip flooring, radiator, two matching wall lights and wired in smoke alarm. Feature archway to:



REAR DINING ROOM

11'5" x 11'10" (3.48 x 3.61)

Wall mounted living flame pebble effect electric fire with remote control. Oak finish laminate wood strip flooring, radiator, thermostat for central heating and wired in smoke alarm. Door and stairway to first floor.



FITTED KITCHEN TO REAR

14'3" x 5'10" (4.36 x 1.80)

Range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboards with contrasting black roll edge working surfaces above with inset four ring gas hob unit and oven with grill beneath. Tiled splashbacks. Matching wall mounted cupboard units, appliance recess points including plumbing for automatic washing machine and venting for tumble dryer. Ceramic tiled flooring, wall mounted gas boiler for central heating and domestic hot water. Extractor fan and UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

Stairs to second floor with useful understairs storage cupboard beneath.

FRONT BEDROOM ONE

11'5" x 11'5" (3.48 x 3.48)

Laminate wood strip flooring, radiator and cupboard over the stairs.



REAR BEDROOM TWO

11'10" x 5'10" (3.62 x 1.79)

Radiator.



BATHROOM TO REAR

5'2" x 8'9" (1.59 x 2.67)

White suite consisting panelled bath with electric shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including flooring and chrome heated towel rail. Door to airing cupboard housing lagged copper cylinder for domestic hot water and with digital programmer for central heating.



SECOND FLOOR

BEDROOM THREE

14'10" x 10'5" (4.53 x 3.18)

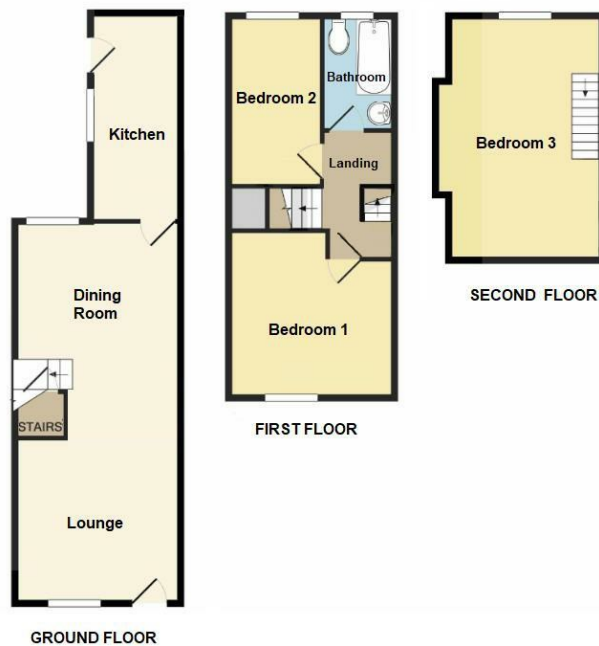
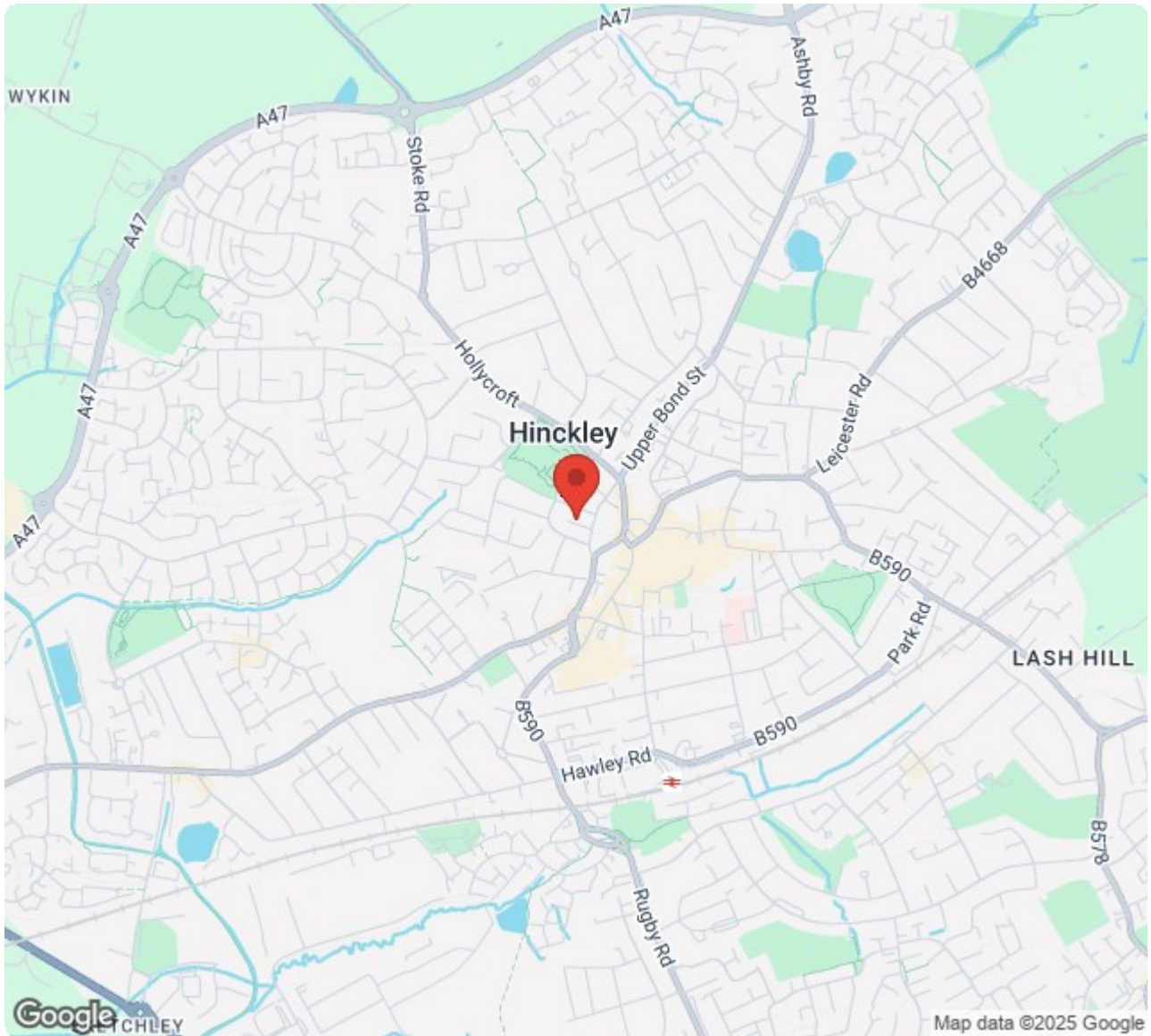
Laminate wood strip flooring, radiator, three built in wardrobes in Pine.





OUTSIDE

The property is situated in a cul de sac, set back from the road. The property has shared pedestrian access to fully fenced and enclosed private rear garden. Slabbed patio with outside tap and lighting, beyond which the garden is principally laid to lawn, with palm tree and further slabbed patio to the top of the garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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		49
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales 		



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