

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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17 CHARNWOOD ROAD, HINCKLEY, LE10 1PX

OFFERS OVER £170,000

NO CHAIN! Attractive traditional terrace house overlooking a green to front. Sought after and highly convenient location within walking distance of the town centre, The Crescent, schools, parks, train and bus stations, doctors, dentist and good access to major road links. Well presented including panelled interior doors, re fitted kitchen, feature fireplace, gas central heating and UPVC SUDG. Offers lounge and kitchen diner. Two good sized bedrooms and family bathroom with shower. Enclosed front and good sized rear garden with brick outbuilding. Carpets, blinds and light fittings included.



TENURE

Freehold

Council tax band A

EPC D

ACCOMMODATION

UPVC SUDG front door leads to

LOUNGE TO FRONT

10'4" x 12'5" (3.15 x 3.79)

With a feature original fireplace with brick hearth and backing and wooden mantle above. A cupboard to the side alcove houses the consumer unit and electric meter. Radiator and coving to ceiling. Wood panelled sliding door to



KITCHEN DINER TO REAR

12'0" x 13'3" (3.66 x 4.06)

With a range of floor standing fitted kitchen units with wood effect working surface above. Inset stainless steel drainer sink with mixer tap and double cupboard beneath. A further range of matching wall mounted cupboard units. Induction hob with electric oven beneath. Breakfast bar with cupboards beneath. Tiled splashbacks, vinyl flooring, smoke alarm, radiator and stairway to the first floor. UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With stairway to the second floor. Wood panelled interior door to

BEDROOM ONE TO FRONT

10'4" x 12'0" (3.16 x 3.68)

With radiator.



BEDROOM TWO TO REAR

12'1" x 7'3" (3.69 x 2.22)

With radiator. A cupboard housing the Glowworm gas combination boiler for central heating and domestic hot water.



SECOND FLOOR LANDING

With cupboard offering access to the eaves. Space for a study area. Wood panelled interior door to

BATHROOM TO REAR

11'3" x 6'5" (3.44 x 1.96)

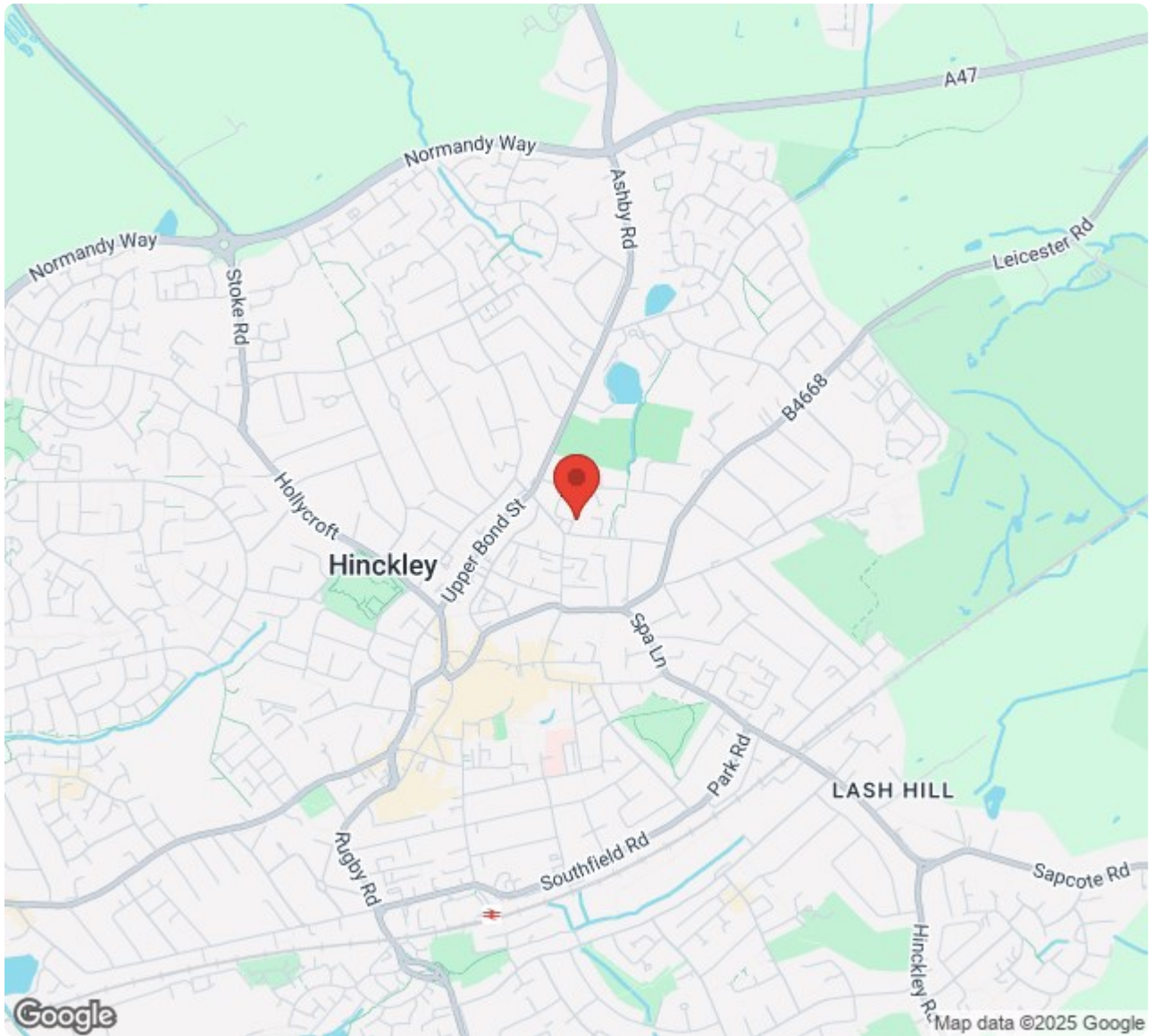
A four piece suite with corner bath with mixer tap above. Shower cubical with shower attachment and shower screen surrounding. Pedestal wash hand basin and low level WC. Fully tiled surrounds, radiator, vinyl flooring and extractor fan.



OUTSIDE

The property is nicely situated with an enclosed front garden which is hard landscaped in stone and houses the gas meter. An alleyway offers access to the rear courtyard which has a brick outbuilding with light and power and a further door separates the two spaces where there is plumbing for a WC. A gate offers access to the garden which is fully fenced and enclosed. A stoned patio area and pathway leading down the left hand side and offer access to the remainder the garden which is principally laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		



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