

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



35 RADMORE ROAD, HINCKLEY, LE10 0RG

OFFERS OVER £200,000

NO CHAIN! Traditional three bedroom semi detached house. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, ASDA, parks and good access to major road links. In need of modernisation, benefiting from gas central heating, fitted wardrobes & UPVC SUDG. Offers entrance hallway, lounge, kitchen diner & utility. Three good sized bedrooms and shower room. Front and rear garden with brick built store.



TENURE

No Chain
Freehold
Council Tax Band B

ACCOMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

5'7" x 14'8" (1.71 x 4.48)

With a double panel radiator, smoke alarm, door to under stairs storage cupboard housing the gas electric meter and electric fuse board. Further storage cupboard and panel door to



LOUNGE TO FRONT

13'2" x 11'7" (4.02 x 3.55)

With a single panel radiator, TV aerial point, door to



DINING KITCHEN

13'2" x 9'6" (4.02 x 2.92)

With single panel radiator, a range of solid floor standing kitchen cupboard units with stone effect working services, stainless steel sink, tiled splashbacks. A range of wall cupboard units, door to pantry cupboard, door to utility room. Door to under stairs storage cupboard. UVPC SUDG door to garden. Stairs to



UTILITY

5'6" x 6'6" (1.69 x 1.99)

With plumbing for washing machine, single panel radiator.



FIRST FLOOR LANDING

With loft access, smoke alarm, door to

BEDROOM ONE TO FRONT

10'2" x 11'6" (3.10 x 3.51)

With single panel radiator and built in storage cupboard.



BEDROOM TWO TO REAR

13'5" x 9'7" (4.11 x 2.94)

With single radiator, built in storage cupboard housing the ideal conventional boiler for gas central heating and immersion tank for domestic hot water.



BEDROOM THREE TO FRONT

8'9" x 7'5" (2.68 x 2.28)

With a single panel radiator, over stairs storage cupboard, sliding door to



SHOWER ROOM

6'11" x 5'2" (2.13 x 1.60)

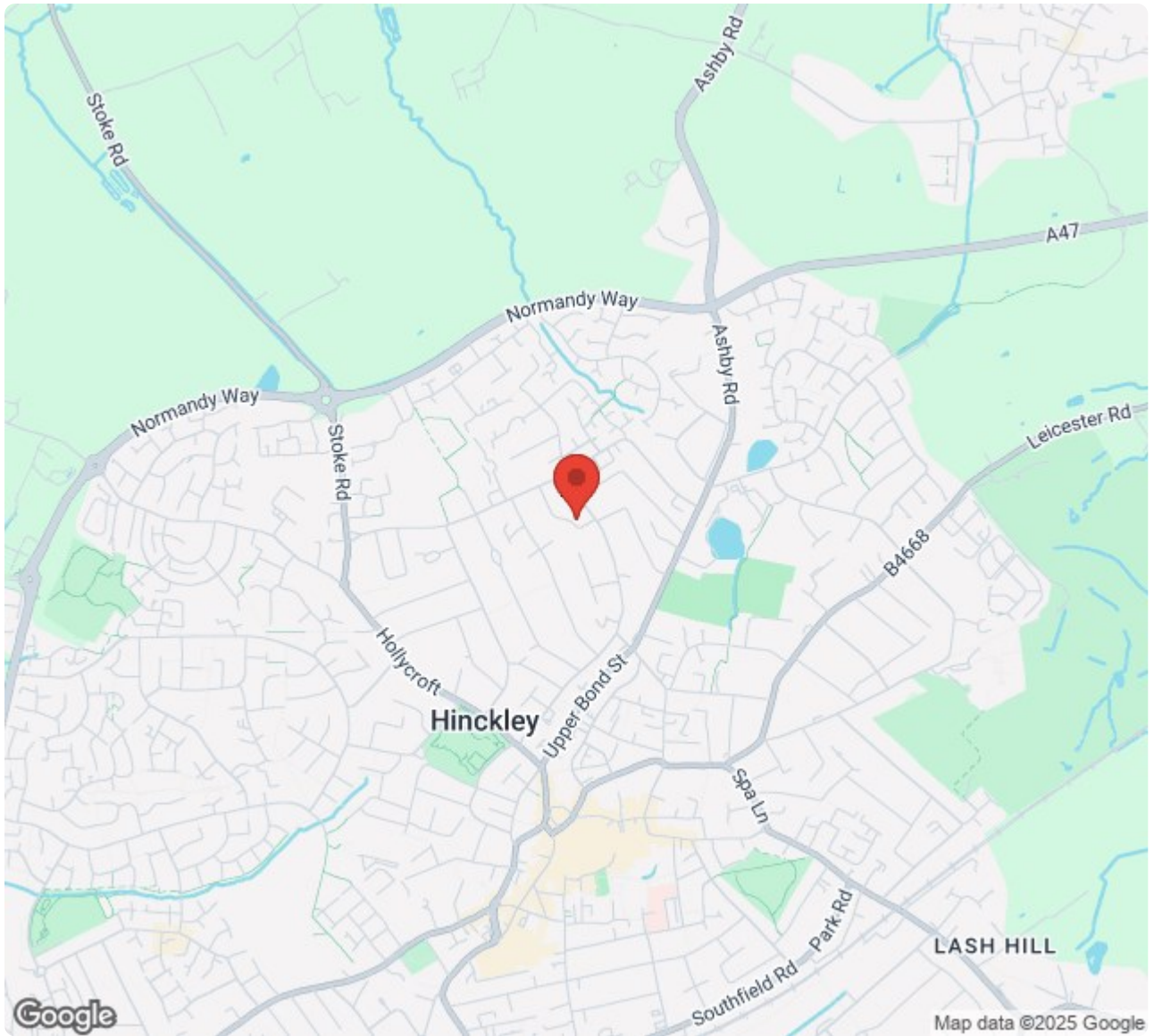
With single panel radiator, vinyl flooring, low level WC, wall mounted wash hand basin, shower tray with Triton electric shower, tiled surrounds.



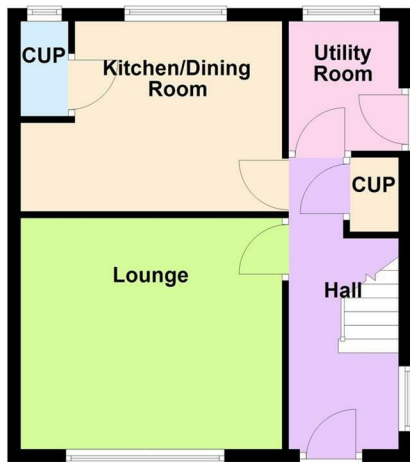
OUTSIDE

To the front is a tarmacadam driveway leading to a large store which can be accessed through a pedestrian gate. Concrete slab path leading to the front door. To the rear is a concrete path leading through the centre of the garden. The garden is fenced and enclosed with greenhouse, timber shed and various allotment patches for growing vegetables.

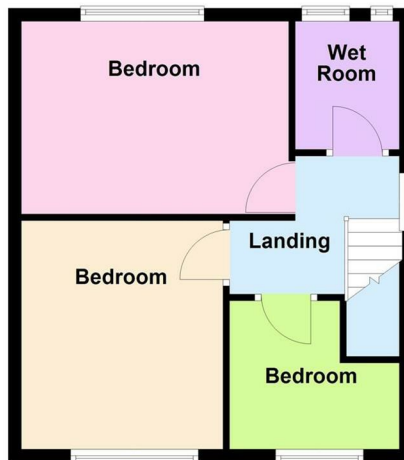




Ground Floor



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		
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		



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