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SECURITY
SYSTEMS
CLASS BY2404

54
Queens Road

Queens Road, Hinckley LE10 1EF

£168,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
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A very spacious, three bedroom, three storey mid terraced property close to Hinckley town centre, with its amenities and over looks Queens Park. The spacious accommodation briefly comprises, lounge, separate dining room, kitchen and shower room. To the first floor, there are two bedrooms, one with a toilet, with a further bedroom to the second floor. Outside, a walled garden to the front keeps the property set back from the path, with an enclosed mature rear garden, two outside stores and a lovely outlook over Queens Park NO CHAIN. EPC: D. Council tax band: A.



Enter Via Opaque Double Glazed Door to

Spacious Lounge

13'5 x 11'5 (4.09m x 3.48m)

With double glazed window to front, brick built fire surround, two radiators, telephone point and cupboard housing meters.

Inner Hall

With doors to useful under stairs storage cupboard and leading through to

Dining Room

12'0 x 11'8 (3.66m x 3.56m)

With double glazed double patio doors to rear, gas fire with marble surround and hearth, stairs to first floor landing, radiator and door to

Kitchen

9'2 x 5'4 (2.79m x 1.63m)

With base and wall units, roll edge work tops over, tiling to splash back, inset gas hob, built in oven and extractor hood, drainer sink with mixer tap, double glazed window to side, double glazed door to side and door to

Shower Room

6'6 x 5'3 (1.98m x 1.60m)

With walk in shower cubicle, glass shower screen, low level flush WC, vanity sink unit, tiling to surrounding four walls, opaque double glazed window to side, radiator and chrome towel radiator.

First Floor Landing

With doors to

Bedroom One

11'6 x 11'5 (3.51m x 3.48m)

With double glazed window, radiator and storage cupboard.

Bedroom Two

10'5 x 12'1 (3.18m x 3.68m)

With double glazed window, double radiator, cupboard housing wall mounted boiler and door to

En Suite Cloakroom

With low level flush WC and wall mounted wash hand basin.

Bedroom Three

14'0 x 10'5 (4.27m x 3.18m)

With double radiator and double glazed window. (there is a degree of recent water ingress in a small section of one of the walls that will need some remedial work)

Outside

To The Front of the Property

There is a small garden keeping the property set back from the path with brick built wall and sharded side access leads to

Rear Garden

With slab patio area, remainder is laid to lawn, decorative borders, overlooking Queens Park, outside utility with space and plumbing for washing machine and useful brick built shed.

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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

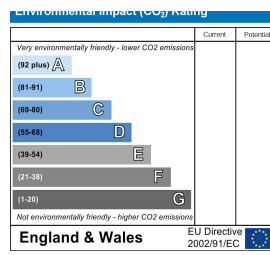
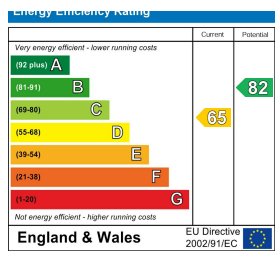
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8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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