



Clarence Road, Hinckley



### Offers over £240,000

- STUNNING 3 BED TERRACED
- LOUNGE
- DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- PLEASANT REAR GARDEN
- OFF ROAD PARKING
- POPULAR LOCATION
- Freehold
- EPC rating U

Because property is personal with...

**BELVOIR!**





BELVOIR ARE PLEASED TO PRESENT THIS STUNNING BIJOU THREE BED TERRACED HOUSE WITH OFF ROAD PARKING IN A QUIET LOCATION YET CLOSE TO THE HEART OF HINCKLEY TOWN CENTRE. WITH SOME ORIGINAL FEATURES VIEWING IS ABSOLUTELY ESSENTIAL - BE QUICK. HAVING ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, THREE BEDROOMS AND FAMILY BATHROOM THE PROPERTY HAS AN EASY CARE REAR GARDEN. NO UPWARDS CHAIN.

WITHIN WALKING DISTANCE OF HINCKLEY TOWN CENTRE THE PROPERTY IS WITHIN EASY REACH OF ITS SHOPS, BARS, RESTAURANTS, LEISURE CENTRE, CINEMA, RAIL AND BUS STATIONS.

In brief the property comprises :-

Entrance Hallway - 15'1" x 3'8" (4.60 x 1.14m) with wooden entrance door with stainless glass feature window over, dado rail, laminate flooring, radiator



Living Room - 11'10" x 9'10" (3.63 x 3.00m) with feature fireplace with gas fire (not connected), built in cupboards, coving to ceiling, feature sash windows, radiator

Dining Room - 12'10" x 11'11" (3.94 x 3.65m) with feature brick chimney breast, log burner (not connected), built in storage cupboards with drawers, under stairs cupboard, dado rail, coving to the ceiling, upvc double glazed door to rear garden, wooden flooring, radiator

Kitchen - 10'10" x 5'8" (3.31 x 1.75m) with a range of fitted Shaker style wall and base units, roll edge worktops, inset sink, electric oven, gas hob, extractor, dishwasher, space for fridge freezer, upvc double glazed window, tiled flooring

To the 1st floor

Landing - 4'11" x 9'7" (1.51 x 2.94m) with storage cupboard

Bedroom - 11'11" x 10'10" (3.64 x 3.30m) with feature cast iron fireplace, tiled hearth, dado rail, sash windows, radiator

Wardrobe/dressing area - 10'7" x 4'0" (3.24 x 1.24m) with sash window

Bedroom - 5'2" x 8'11" (1.58 x 2.47m) with upvc double glazed window, radiator

Bathroom - 5'3" x 9'8" (1.62 x 2.95m) with walk in shower cubicle, low level wc, bowl with vanity unit, laminate flooring, upvc double glazed window, retro radiator

To the 2nd floor

Bedroom - 20'10" x 12'3" (6.36 x 3.74m) with velux window, upvc double glazed window, radiator



## Outside

To the front there is a block paved driveway

To the rear there are two outhouses with plumbing for a washing machine, boiler, wc and sink and the easy care garden has the benefit of two patios, extensive lawn and shed

This property is sure to be snapped up quickly.

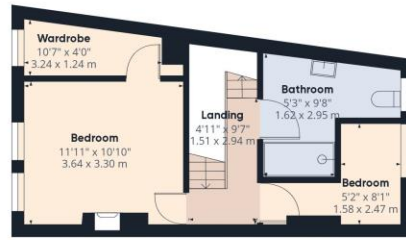
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract







Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1057.39 ft<sup>2</sup>  
 98.23 m<sup>2</sup>

Reduced headroom

43.13 ft<sup>2</sup>  
 4.01 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



# BELVOIR!

Belvoir Nuneaton and Hinckley

01455634735

[nuneatonandhinckley@belvoirlettings.com](mailto:nuneatonandhinckley@belvoirlettings.com)