



Because property is personal with...

Charles Street, Hinckley

BELVOIR!

£184,500



Key Features

- 2 BED TERRACED HOUSE
- CLOSE TO HINCKLEY TOWN CENTRE
- LIVING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- EPC rating C
- Freehold





BELVOIR ARE DELIGHTED TO BRING TO MARKET THIS 2 BED TERRACED HOUSE WITHIN WALKING DISTANCE OF HINCKLEY TOWN CENTRE. HAVING A DOWNSTAIRS SHOWER ROOM AS WELL AS AN UPSTAIRS BATHROOM THIS HOUSE IS SURE TO PLEASE. BENEFITTING LIVING ROOM, DINING ROOM, KITCHEN, DOWNSTAIRS SHOWER ROOM, TWO GOOD SIZE BEDROOMS AND FAMILY BATHROOM THE PROPERTY ALSO HAS THE POTENTIAL TO CONVERT THE LARGE LOFT. WITH A REAR SPLIT LEVEL GARDEN THIS HOUSE PROVIDES AN IDEAL FIRST HOME OR FOR THOSE LOOKING TO DOWNSIZE. THIS HOUSE WILL SURELY BE SNAPPED UP SO BE THE FIRST TO VIEW

In brief the property comprises :-

Living Room - 11'4 x 11'1" (3.46 x 3.39m) with feature fireplace with electric fire, main upvc double glazed entrance door, dado rail, upvc double glazed window, radiator

Dining Room - 15'0" x 11'0" (4.58 x 3.37m) with feature fireplace with electric fire, under stairs cupboard, picture rail, upvc double glazed window, laminate flooring, radiator, stairs leading to the first floor

Kitchen - 10'5" x 6'11" (3.19 x 2.11m) with a range of gloss door fronted wall and base units, inset ceramic sink with mixer tap, wooden worktop, electric hob, electric oven, fridge freezer, space and plumbing for a washing machine and dishwasher, extractor, upvc double glazed window, laminate flooring

Inner Hallway - 2'9" x 3.8" (0.86 x 1.12m) with

upvc double glazed door leading to the rear garden, laminate flooring

Shower Room - 5'9" x 6'6" (1.77 x 1.99m) with shower cubicle with electric shower, low level wc, inset sink with vanity unit underneath, chrome towel radiator, upvc double glazed window, laminate flooring, extractor

To the first floor

Landing - 12'5" x 2'8" (3.80 x 0.82m) with access to the loft

Bedroom 1 - 11'2" x 11'1" (3.42 x 3.39m) with cast iron feature fireplace, walk in cupboard, upvc double glazed window, radiator

Bedroom 2 - 11'10" x 8'2" (3.61 x 2.50m) with cast iron feature fireplace, inset spot lights, upvc double glazed window, radiator

Bathroom - 10'2" x 6'9" (3.11 x 2.08m) with corner shower cubicle, free standing roll top bath, low level wc, inset sink with vanity unit under, mirror fronted bathroom cabinet, chrome towel radiator, extractor, upvc double glazed window, laminate flooring

Outside

To the rear there is a slabbed yard and pathway leading to the steps to the raised tier which includes lawn, gravel bed and wooden shed

Charles Street is off Derby Road and the property is within walking distance of Hinckley Town Centre with its shops, restaurants, pubs, leisure centre, bus and railway stations. The house is of good proportion with potential to



convert the loft. Having a downstairs shower room this is an ideal family home.

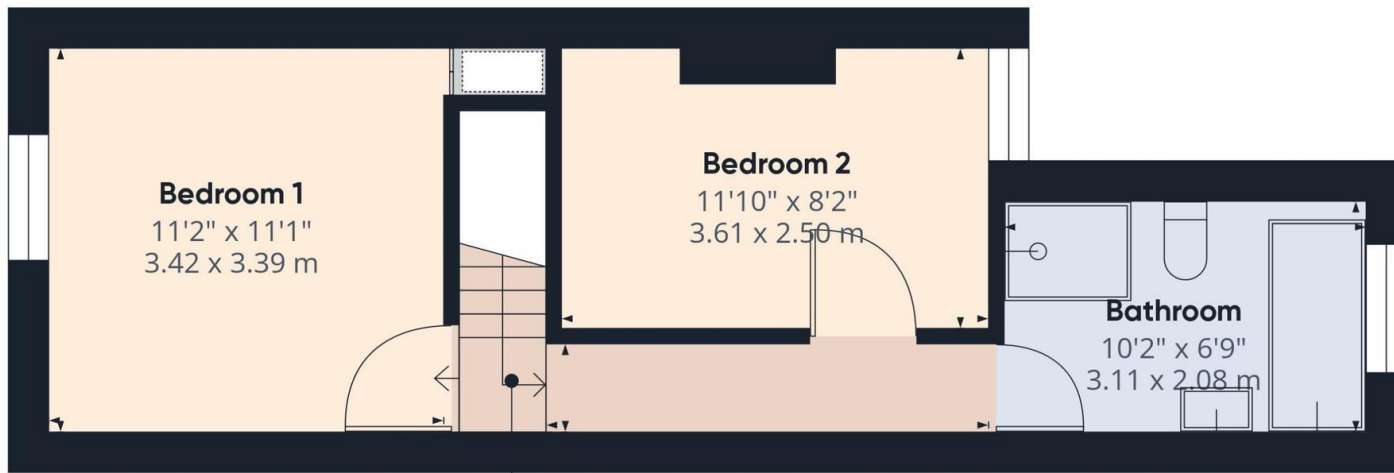
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part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







Ground Floor



Floor 1

Approximate total area⁽¹⁾
719.24 ft²
66.82 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.



BELVOIR!