



## 157 Upper Bond Street

, Hinckley, LE10 1RT

£750 Per Calendar Month



Deceptively spacious 2 bedroomed mid terraced house, having the benefit of PVCu double glazing, gas fired central heating, lawned rear garden, front garden with off road parking, block paved driveway and basement cellar. Ideally located close to local amenities and accessible for commuting to all major road links such as A5, M69, M1 & M6.



Through lounge / dining room 22'5" x 14'8" (6.84 x 4.46)

Laminate floor, staircase to first floor, radiators, meter cupboard, PVCu double glazed windows to front and rear and ornamental beams to ceiling.

Basement cellar 14'10" x 10'8" (4.51 x 3.24)

With max height 1.70m approached via a separate door entrance from the lounge.

Modern kitchen (rear) 9'9" x 6'8" (2.98 x 2.03)

One and a half bowl stainless steel sink, range of base and wall units (6 base units and 5 wall units), associated work surface, split level gas hob, electric fan assisted oven, extractor hood, PVCu double glazed window, ceramic tiled floor, PVCu double glazed door and wall mounted gas fired Greenstar 30si condensing combination boiler.

First floor landing

Roof void access and smoke alarm.

Bedroom 1 (front) 11'11" (max) x 10'10" (3.62 (max) x 3.30)

PVCu double glazed window, fitted double wardrobe, full length mirrored doors, radiator, coving and down lights to ceiling.

Bedroom 2 (rear) 11'3" x 7'10" (3.43 x 2.39)

PVCu double glazed window, power points, radiator and coving.

Luxury bathroom (rear, fully tiled) 8'2" x 6'3" (2.48 x 1.91)

Full suite in white, panel bath, pedestal wash hand basin and low flush wc, separate shower cubicle with chrome mixer shower, ceramic tiled floor and down lights to ceiling.

Outside

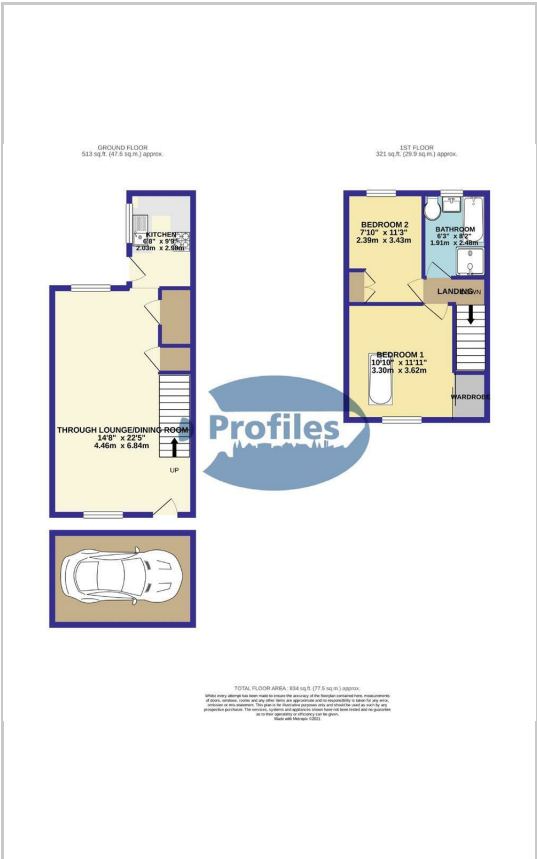
Established rear garden with lawn, paved patio, water tap and pedestrian access.

Front garden with block paved driveway.

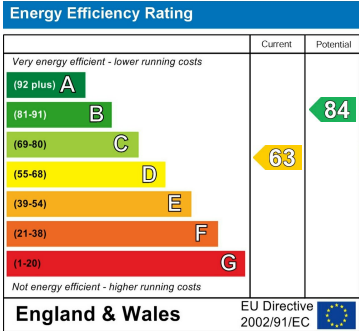
Area Map



Floor Plans



Energy Efficiency Graph



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