



Profiles Estate Agents

30 Merevale Avenue

, Hinckley, LE10 0PY

£850 Per Month



A traditional style semi detached house ideally located close to all local amenities. The property has the benefit of gas central heating (combination boiler), PVCu double glazing, driveway, larger than average established rear garden, some 120', 2 reception rooms and 3 bedrooms (bedroom 3 / nursery).

The property is accessible for commuting to all major road links such as the A5, M69, M6 and M1.



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Reception hall. 7'3" x 6'2" (2.23 x 1.89)

Staircase leading to the first floor, under stairs cupboard, radiator, obscure double glazed composite door and smoke alarm.

Attractive lounge (front). 13'6" (into bay) x 11'10" (4.14 (into bay) x 3.62)

Walk in PVCu double glazed bay window, radiator, open hearth fire in attractive surround, coving and 2 wall light points.

Dining room (rear). 13'6" x 11'2" (4.13 x 3.42)

Twin PVCu double glazed french doors, radiator, ornate fireplace and coving.

Modern kitchen (rear). 9'6" x 8'5" (2.90 x 2.59)

Stainless steel sink, range of base and wall units (£base and 4 wall) associated work surfaces, wall mounted gas fired condensing combination boiler (Worcester Greenstar 24i junior mk3), ceramic tiled floor, PVCu double glazed window and obscure PVCu double glazed door.

First floor landing. 8'3" x 7'1" (2.54 x 2.18)

PVCu double glazed side window, roof void access and smoke alarm.

Bedroom 1 (front). 13'6" (into bay) x 11'10" (4.14 (into bay) x 3.62)

Walk in PVCu double glazed bay window, radiator coving, 2 wall light points and ornate fireplace with cast iron grate.

Bedroom 2 (rear). 13'10" x 11'0" (4.24 x 3.36)

PVCu double glazed window and radiator.

Bedroom 3 / nursery (side). 6'1" x 4'11" (1.87 x 1.50)

PVCu double glazed side window and radiator.

Modern bathroom (rear). 9'7" x 6'11" (2.93 x 2.12)

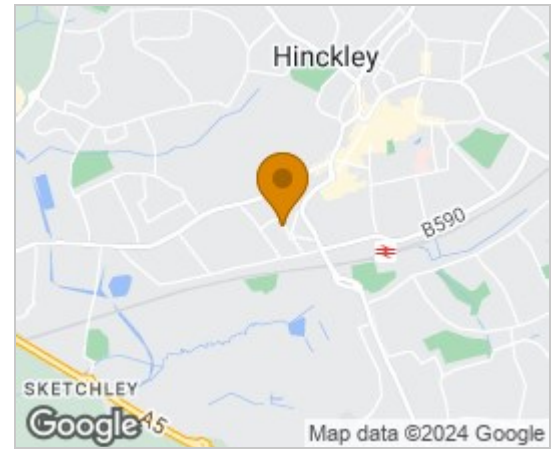
Full coloured suite Panel bath with an electric shower and side screen, WHB, WC, ceramic wall tiling and radiator.

Outside

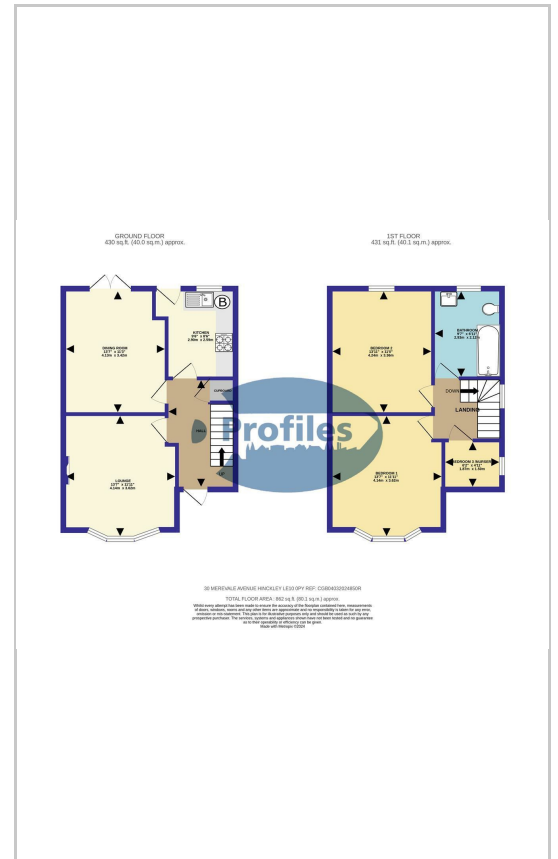
Front garden with driveway.

Enclosed larger than average rear garden, some 120', established lawn, paved path and gated side access.

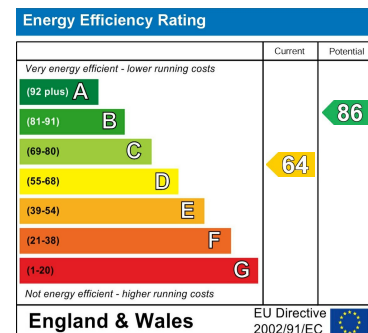
Area Map



Floor Plans



Energy Efficiency Graph



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