



103 Derby Road

, Hinckley, LE10 1QE

£725 Per Month



A well appointed, two double bed roomed, cottage style terraced house close to Hinckley town centre. The property has the benefit of UPVC double glazing, gas fired central heating, luxury fitted kitchen, luxury bathroom with shower, enclosed rear garden, off road parking.



Lounge (rear) 11'10" x 8'5" (3.61 x 2.56)

Having double central heating radiator, double glazed picture window, power points.

Dining room (front) 11'11" x 11'6" (3.62 x 3.5)

Having double central heating radiator, UPVC double glazed picture window, power points.

Kitchen (rear) 15'4" x 4'11" (4.68 x 1.5)

Having fitted 'Howdens' Tuscany kitchen, stainless steel sink unit, range of base and wall units comprising of seven base units and five wall units, split level gas hob and electric fan assisted oven, extractor hood, wall mounted gas fired combination boiler and adjacent programmer, UPVC double glazed picture window, UPVC double glazed door, central heating radiator, ceramic tiled floor, power points.

First floor landing 15'6" 16'2" (4.73 4.92)

Having central heating radiator.

Bedroom 1 (front) 12'0" x 11'8" (3.66 x 3.55)

Having fitted cupboard, central heating radiator.

Bedroom 2 (rear) 11'10" x 8'6" (3.61 x 2.6)

Having UPVC double glazed window, central heating radiator.

Bathroom (rear) 11'7" x 5'2" (3.53 x 1.57)

Having panelled bath with plumbed shower, feature circular wash hand basin with chrome mixer shower, low flush w.c central heating radiator, ceramic tiled floor, obscure UPVC doubled glazed window.

Outside

Having enclosed rear garden.

General information

TENURE

We understand that the property is freehold however the purchasers solicitor should clarify this.

SERVICES

All mains services are connected to the property to include mains gas, electricity, water and drainage.

FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.

VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

Council Tax Band:

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

OFFER PROCEDURE

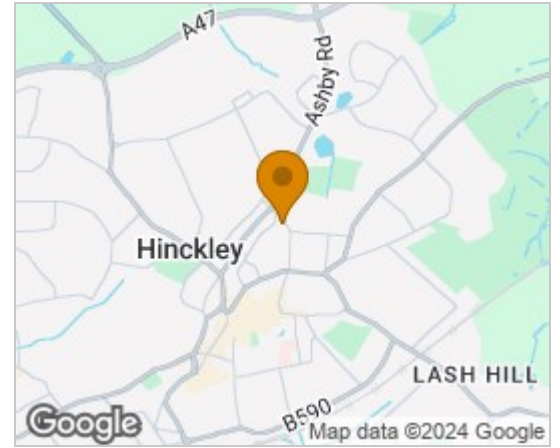
We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer

OFFICE OPENING HOURS

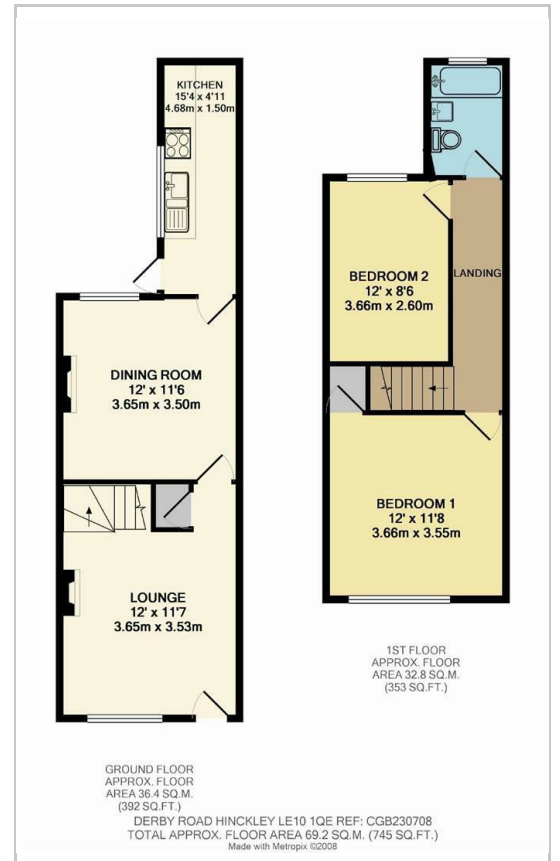
MONDAY - FRIDAY 9.AM- 6PM

SATURDAY 9AM- 4PM

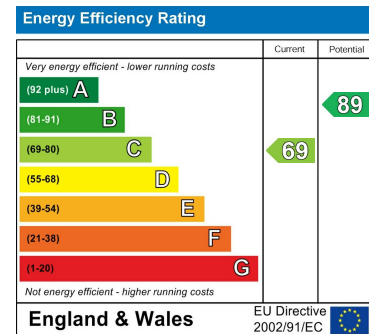
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.