



44 Trinity Lane, Hinckley, LE10 0BH
£142,500



2



1



2



D



RH Homes are pleased to offer this two bedroom traditional bay fronted terraced house close to the centre of the ever popular town of Hinckley. Briefly comprising a Lounge, Dining Room, Kitchen, Landing, Two Double Bedrooms, and a Shower Room. UPVC double glazing & gas central heating. With a front yard and gardens to the rear. The house is ideal for access to the amenities of central Hinckley and surrounding road networks. In need of some modernising. NO CHAIN.

Council Tax - A

Lounge

11'7 x 13'1 (3.53m x 3.99m)

UPVC double glazed bay window and UPVC door to the front elevation, and radiator.

There is then a lobby with an understairs store.

Dining Room

11'7 x 12'2 (3.53m x 3.71m)

UPVC double glazed window to the rear elevation, ceiling fan and radiator.

Kitchen

6'5 x 15'9 (1.96m x 4.80m)

Having a good range of wall and base units with working surfaces over and tiled splashbacks, plumbing for washing machine, an inset stainless steel sink and drainer, four ring electric hob with hood over and oven under, and UPVC double glazed window and door to the side elevation.

Landing

With loft access hatch.

Bedroom

11'7 x 11'5 (3.53m x 3.48m)

UPVC double glazed window to the front elevation, original decorative fire place, radiator, and built in store cupboard.

Bedroom

8'9 x 12'5 (2.67m x 3.78m)

UPVC double glazed window to the rear elevation, original decorative fire place and radiator.





Bathroom

6'6 x 9'1 (1.98m x 2.77m)

Having a three piece white suite comprising bath with electric shower over, low flush WC and wash hand basin, par tiled surround, and UPVC double glazed window to the rear elevation.

Outside

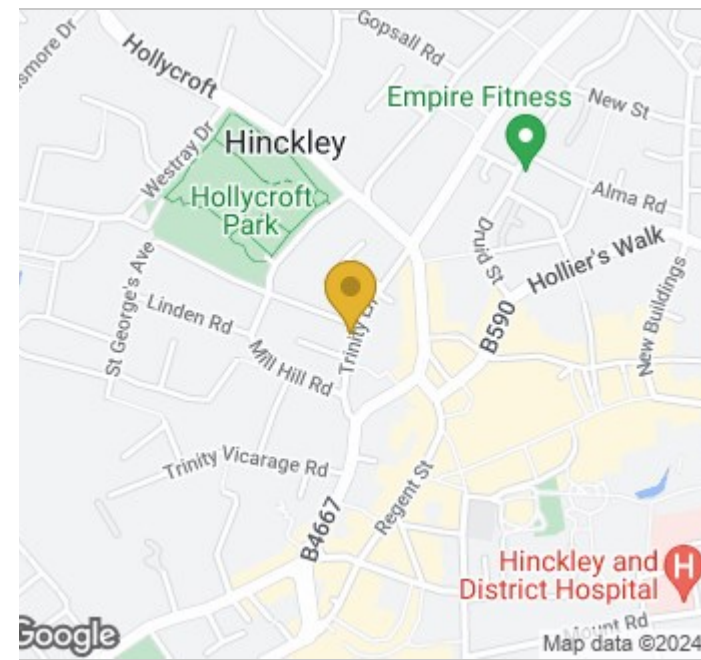
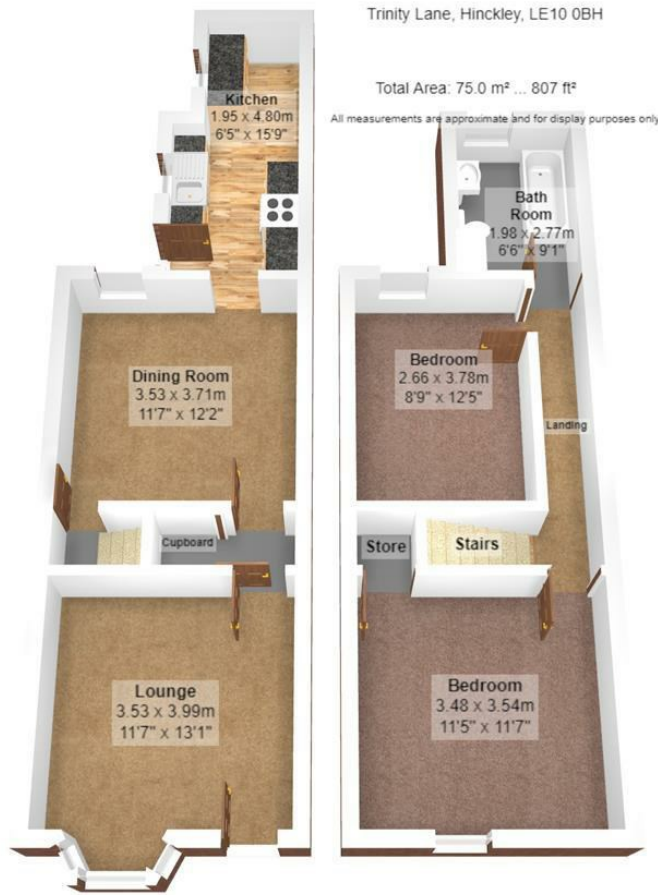
There is a yard area to the frontage offering seclusion from the road and footpath.

With an outside store and WC, and a paved yard, and garden area.

Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	79
	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.altosoftware.co.uk

