



38 Clarendon Road, Hinckley, LE10 0PL

£195,000



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*** NO CHAIN *** A fantastic opportunity to purchase this improved, attractive and character terraced Villa, in a really popular central location. The house briefly comprises a through Lounge (with a bay window) & Dining/Sitting Area, refitted Kitchen with quartz work surfaces, First Floor Landing, Two Double Bedrooms, refitted four piece Bathroom (with separate Shower and feature freestanding claw foot bath). Gardens to front and rear. UPVC double glazing, gas central heating. *** NO CHAIN *** Viewing recommended.

Council Tax - B

Through Lounge & Dining Area

29'0 into bay x 13'0 (8.84m into bay x 3.96m)
Featuring a UPVC double glazed bay window and a door to the front elevation, there is a wood burning stove set in a recessed fireplace, then a further decorative exposed brick fireplace in the rear room, two radiators, Jazy wood style flooring, and twin UPVC french doors to the rear out in to the gardens. There is also a door opening to the stairs leading to the first floor.

Kitchen

11'0 x 7'3 (3.35m x 2.21m)
Fitted with an excellent range of attractive finish wall and base units and full cupboard units set along the rear wall and housing the central heating boiler, with quartz work surfaces over, an inset Belfast style sink and matching Quartz drainer area, built in electric oven and four ring gas hob. There is plumbing for a washing machine, and a UPVC double glazed window to the side aspect.

First Floor Landing

With access to :

Master Bedroom

13'0 x 11'3 (3.96m x 3.43m)
With two UPVC double glazed windows to the frontage, radiator and original storage cupboard.

Bedroom Two

12'1 x 10'0 (3.68m x 3.05m)
UPVC double glazed window to the rear elevation, two door fitted wardrobes, feature decorative cast fireplace, and radiator.





Bathroom

12'9 x 7'3 (3.89m x 2.21m)

Featuring a white four piece suite comprising of low flush W.C, wash hand basin, a shower in a shower cubicle, and a stylish claw feet freestanding bath with handheld shower fitting. There are both a radiator and heated towel rail, refitted wood style flooring, and UPVC double glazed windows to both the side and rear aspect.

Outside

The house has a blue brick wall and paved front garden offering seclusion from the pathway.

There is a patio and yard area adjacent to the rear of the house, leading onto the main lawned garden. With flower and shrubbery borders.

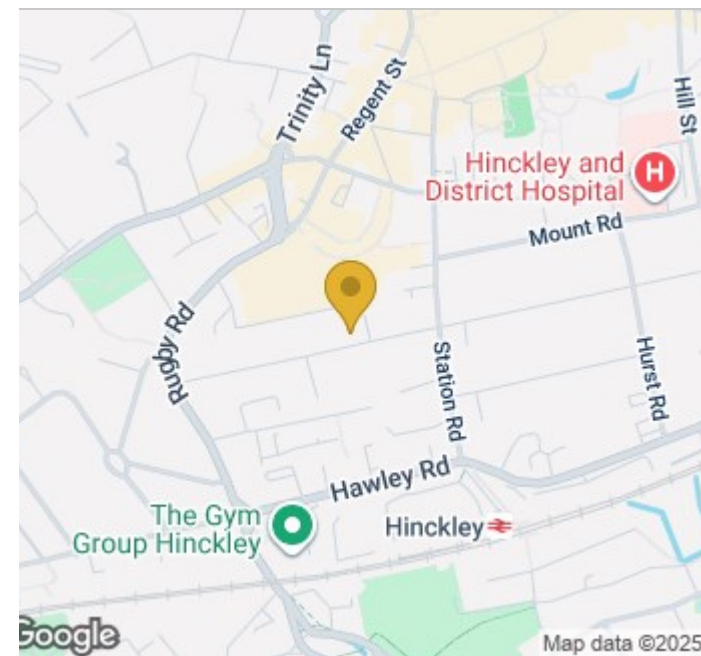




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Total Area: 86.4 m² ... 930 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along Station Road, take a right turning onto Clarendon Road, where the house is situated a short way along on the right hand side easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 0PL.

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 firms 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		
(82 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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