



155 Upper Bond Street, Hinckley, LE10 1RT
Offers Over £155,000



*** NO CHAIN - POTENTIAL TO PARK ON FRONTRAGE *** RH Homes and Property are very pleased to offer this traditional style two bedroom end terrace house, located on this popular road, close to the town, and with good access to amenities, shops and schools and the surrounding road networks. The house briefly comprises an Entrance Hallway, open plan Lounge & Diner, Kitchen, Landing, Two Bedrooms, and Bathroom. The home has a gravelled frontage & rear gardens, UPVC double glazing & gas central heating. *** NO CHAIN ***

Council Tax - A

Reception Hall

With a UPVC door to the front elevation, a radiator with decorative cover, tiled flooring, and stairs off to the first floor.

Lounge & Dining Room

22'8 x 11'5 overall (6.91m x 3.48m overall)

A good sized (22'8 x 11'5) open plan Living & Dining Room, with UPVC double glazed windows to both front and rear, one exposed brick decorative fireplace, and another with an electric burner style fire, there are also two radiators, and two very useful store cupboards.



Kitchen

9'9 x 6'7 (2.97m x 2.01m)

Fitted with a good range of wall and base level units with working surfaces over and tiled splashbacks, an inset stainless steel sink and drainer, wall mounted Glow worm central heating boiler, radiator, and UPVC double glazed window and UPVC door to the side elevation.



Landing

Bedroom One

11'7 x 10'11 (3.53m x 3.33m)

UPVC double glazed window to the front elevation, a radiator, and built in wardrobes.



Bedroom Two

11'4 x 7'8 (3.45m x 2.34m)

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



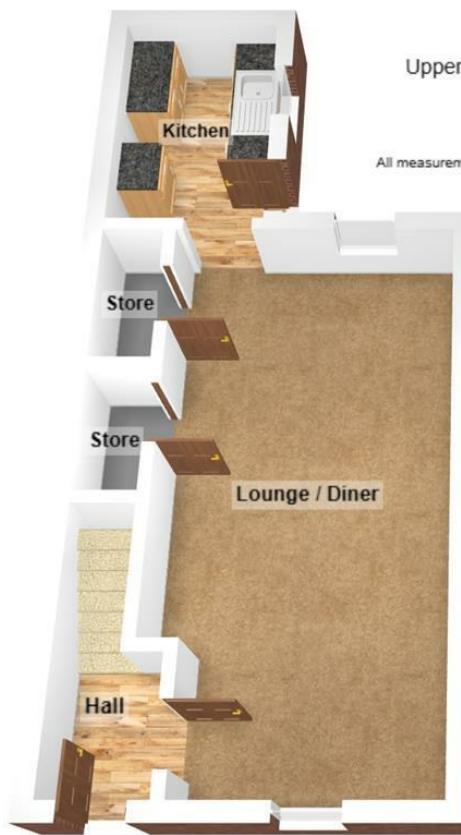
Bathroom

8'3 x 6'3 (2.51m x 1.91m)

Having a three piece white suite comprising a low flush w.c., wash hand basin and a bath with shower and screening over. There is an airing cupboard, heated towel rail, extractor fan, shaver socket, mirror and shelf.

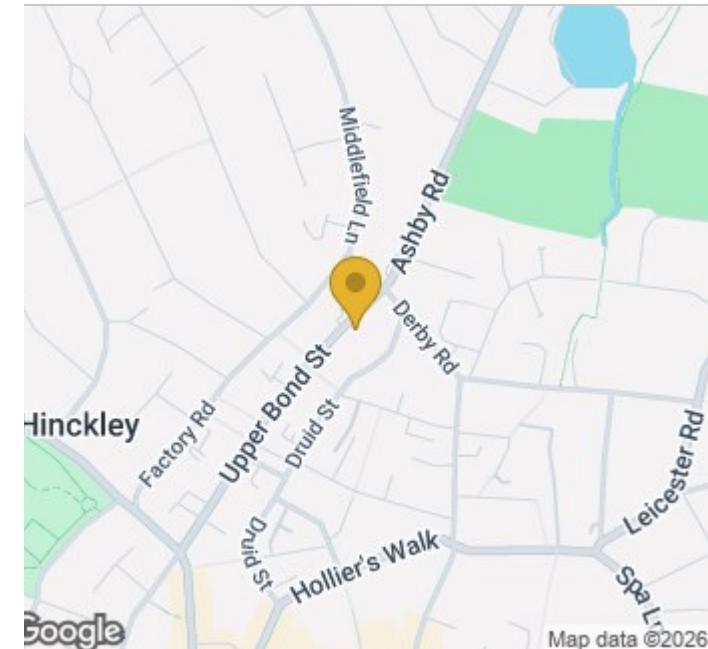
Outside

there is a gravelled frontage, and then a rear garden with patio areas adjacent to the rear of the house, leading onto a main lawn.



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All measurements are approximate and for display purposes only



Upper Bond Street is situated close to the town centre. Leaving Hinckley along Station Road, take a right turn onto Lancaster Road, left (although in the right filter lane for the traffic lights) at the bottom with the new Sainsburys on your left, and take the right traffic light filter to the traffic lights opposite where the old Hinckley Leisure Centre used to be sited. Continue through the lights to your right onto Mansion Street, continue along onto Lower Bond Street, through the next set of lights onto Upper Bond Street, where 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		64	80
EU Directive 2002/91/EC			

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.

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