



63 Whitworth Avenue, Hinckley, LE10 0DD
Offers Over £250,000



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RH Homes and Property are excited to offer this modern end town house situated in a periphery location of Hinckley Town Centre with good access to local amenities and commuter routes of the A5, M69 & M1/M6. The home briefly comprises: Entrance Hall, Downstairs WC, Lounge, Dining Kitchen, Landing, Three Bedrooms and Family Bathroom. A highlight of this property is the parking available for two vehicles, and good plot width for rear gardens and side storage. The property also benefits from gas fired central heating and UPVC double glazing throughout.

Council Tax - B

Entrance Hall

Newly Carpeted and with radiator and UPVC double glazed door to the front elevation.

Downstairs WC

5'4 x 2'10 (1.63m x 0.86m)

Having a two piece white suite of low flush WC and corner wash hand basin with splashbacks, radiator and UPVC double glazed window to the front aspect.

Lounge

13'3 x 12'7 (4.04m x 3.84m)

With two radiators and and UPVC double glazed window to the front elevation.

Dining Kitchen

15'8 x 9'1 (4.78m x 2.77m)

Having an ample range of wall and base units with working surfaces over and splashbacks, there is also a cupboard housing the recently fitted (February 2024) Vaillant central heating boiler. There is an inset composite sink and drainer, four ring gas hob with hood over and oven under, plumbing for a washing machine and slimline dishwasher, under stairs storage cupboard, radiator and and UPVC double glazed window and twin french doors to the rear gardens.

Landing

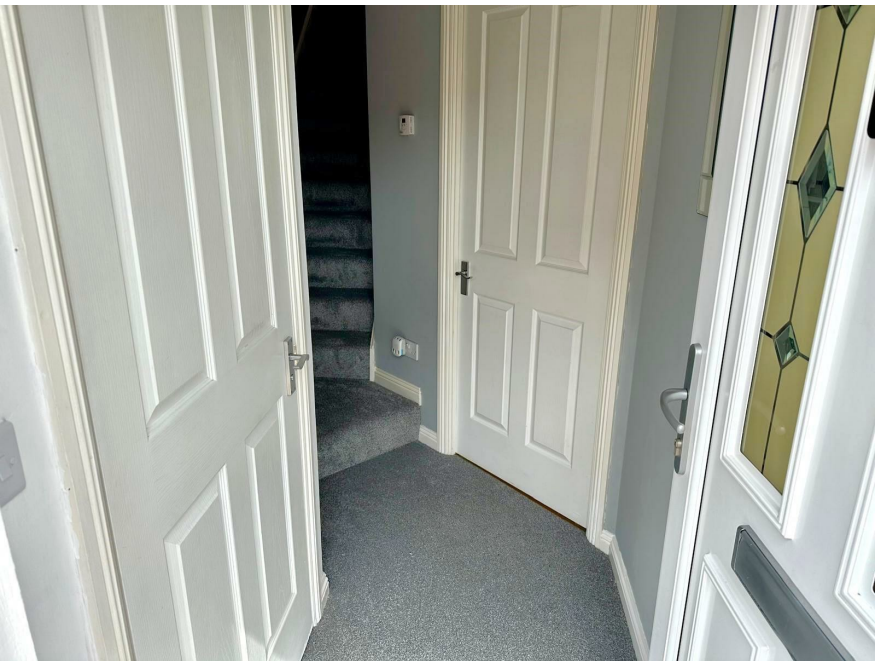
Having loft access hatch, airing cupboard and UPVC double glazed window to the side aspect.

Bedroom One

12'5 x 9'7 (3.78m x 2.92m)

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





Bedroom Two

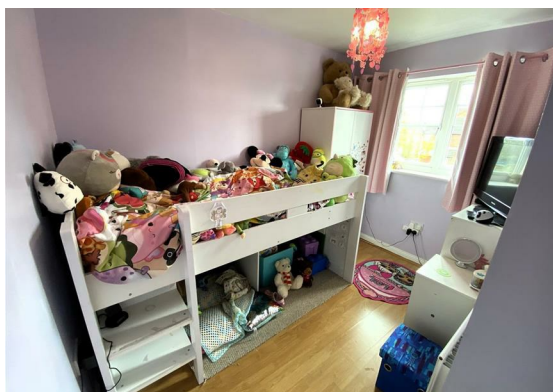
11'0 x 9'7 into recess (3.35m x 2.92m into recess)
Having laminate wood flooring, radiator and UPVC double glazed window to the front elevation.

Bedroom Three

8'6 x 6'11 (2.59m x 2.11m)
With useful over stair storage cupboard, radiator and UPVC double glazed window to the front elevation.

Bathroom

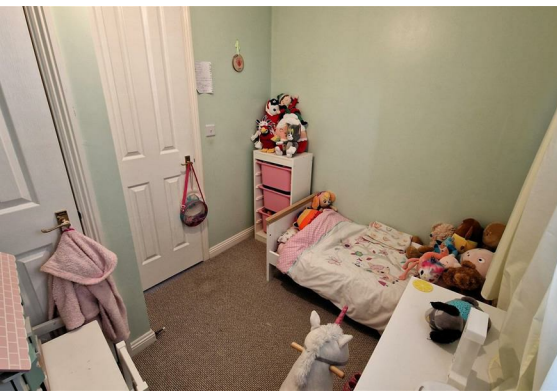
6'9 x 5'6 (2.06m x 1.68m)
Having a three piece white suite comprising a low level WC, wash hand basin, and bath with shower over, radiator and UPVC double glazed window to the rear aspect.



Outside

To the front is a mainly lawned garden area with a slabbed walkway to the front door and a tarmac side tandem driveway, which leads to the timber rear gate access.

The rear of the property has a slabbed patio with a lawned garden and slabbed walk way to the foot of the garden and further slabbed seating 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.





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Total Area: 75.8 m² ... 815 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley town centre along Coventry Road (Towards the A5), continue along and then turn left into Whitworth Avenue virtually opposite Trinity Marina. Follow the road round to the left going past right hand turnings for Canal Way and then Milfoil Close, and the house is located towards the end of the Road, on the left hand side easily identified by the RH Homes for sale board. For SATNAV users please enter LE10 0DD

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

