



Connells

Horsefair Mews
Hinckley



Property Description

This well presented and spacious two-bedroom upper floor flat is offered with no chain and is situated in a convenient location within Hinckley town centre, close to amenities, which include restaurants, The Crescent retail and leisure complex, Hinckley Leisure Centre, public houses, supermarkets, schools and doctors surgery. Also having easy access to major road links.

The property briefly comprises entrance hallway, lounge, fitted kitchen, two double bedrooms and bathroom and also offering private allocated parking.

Inner Hallway

24' 7" x 5' 11" (7.49m x 1.80m)

Having carpet flooring, intercom system, storage/airing cupboard, electric storage heater and giving access to the accommodation.

Lounge

14' 9" x 13' 9" (4.50m x 4.19m)

Having carpet flooring, TV aerial point, electric fire and two UPVC double glazed windows to the side elevation.

Kitchen

10' x 8' (3.05m x 2.44m)

The kitchen has a range of wall and base

units with work surface over, integrated appliances to include electric oven and hob with extractor hood over and chrome splashback, appliance recess/plumbing points, inset sink and drainer with mixer tap, ceiling spotlights and tiled flooring.

Bedroom One

17' 5" x 9' 10" (5.31m x 3.00m)

Having carpet flooring, electric storage heater and UPVC double glazed window to the side elevation.

Bedroom Two

13' 8" x 8' 1" (4.17m x 2.46m)

Having carpet flooring, electric storage heater and UPVC double glazed window to the side elevation.

Bathroom

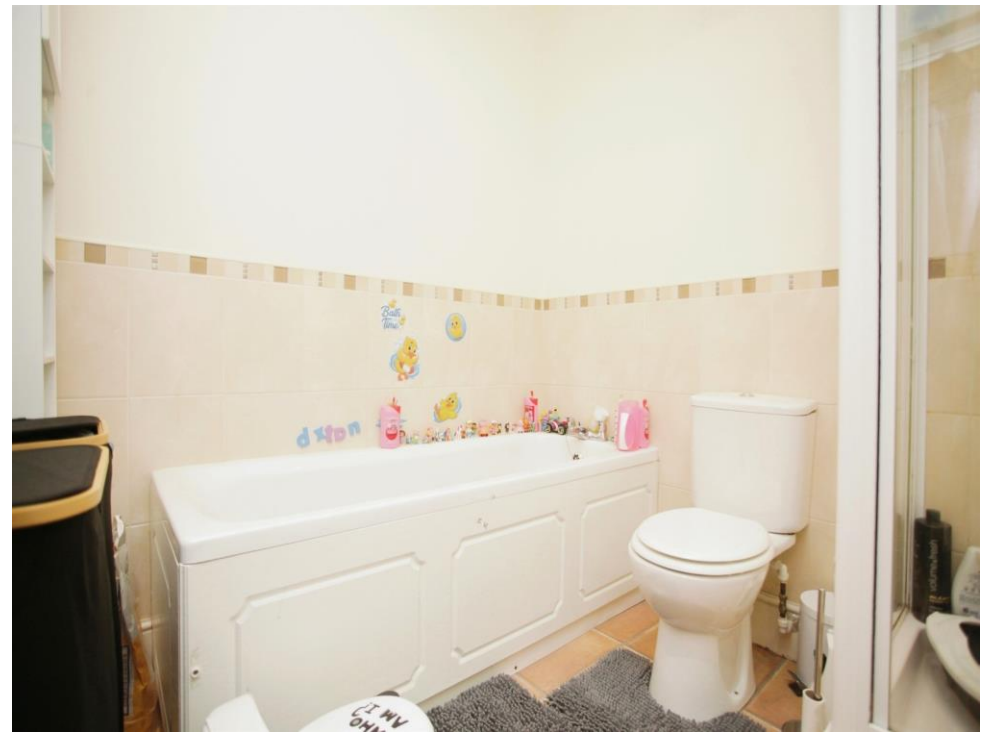
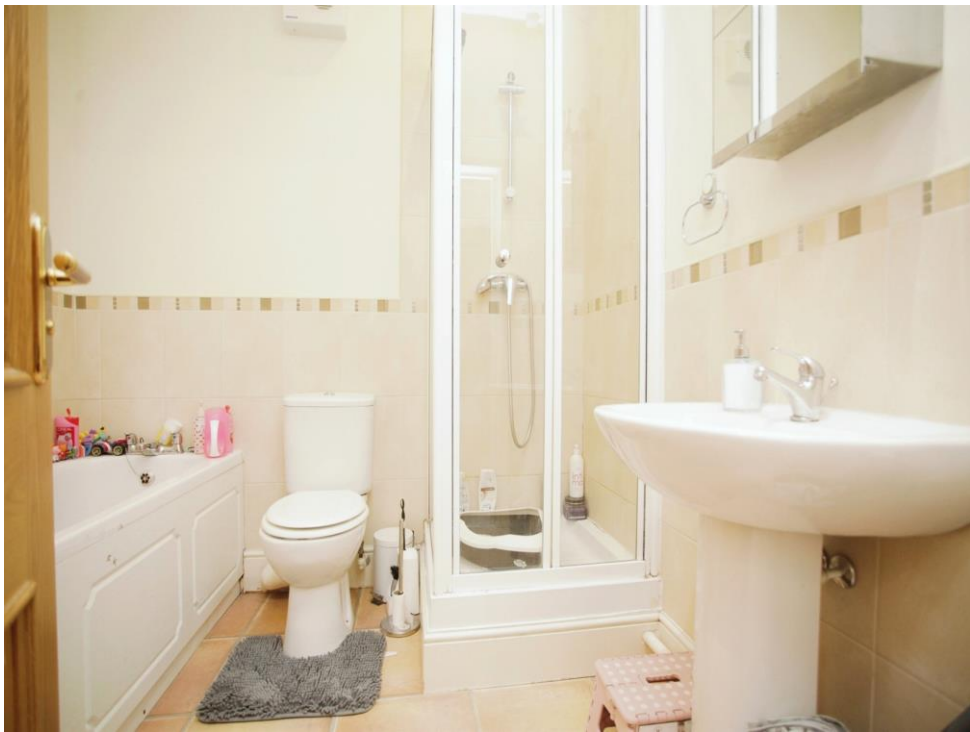
7' 4" x 7' 3" (2.24m x 2.21m)

Having a white suite comprising corner shower cubicle, panelled bath, wash hand basin and WC, with wall heater, extractor fan, ceramic tiled walls, laminate tiled effect flooring and ceiling spotlights.

To The Outside

The property has a private car park with wrought iron fence surround and the property benefits from one allocated parking space.







HOPE



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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88 Castle Street
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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/HIN312151](https://www.connells.co.uk/Property/HIN312151)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HIN312151 - 0007