



2004

Connells

Albert Road  
Hinckley



## Property Description

Available with NO UPWARD CHAIN is this well presented two-bedroom mid-terraced property situated in a popular and convenient town centre location, close to local shops, schools and amenities and benefits parking to the rear and a hard landscaped rear garden.

The accommodation comprises entrance hallway, downstairs WC/cloakroom, fitted kitchen, lounge/dining room, conservatory, two bedrooms and shower room.

Viewing is a must to fully appreciate this property.

## Entrance Hallway

13' x 5' 9" ( 3.96m x 1.75m )

Having door to the front elevation, stairs off to the first floor with understairs storage and radiator.

## Cloakroom

9' 6" x 3' 11" ( 2.90m x 1.19m )

Comprising WC and wash hand basin, with radiator.

## Lounge / Dining Room

14' 2" x 14' ( 4.32m x 4.27m )

Having laminate flooring, radiator and electrical points. UPVC window to the rear elevation and UPVC French doors to the rear

elevation accessing the conservatory.

## Kitchen

8' 1" x 9' 1" ( 2.46m x 2.77m )

Having a range of wall and base units with working surface above, stainless steel sink and drainer, tiled splashback surround, built-in oven, electric hob with extractor hood above, recess point for washing machine and tiled flooring. UPVC double glazed window to the front elevation.

## Conservatory

6' 3" x 12' ( 1.91m x 3.66m )

Having laminate flooring and UPVC double doors leading into rear garden.

## To The First Floor

### Bedroom One

14' x 11' 5" ( 4.27m x 3.48m )

Having built-in triple wardrobe and set of drawers, radiator, electrical points, carpet flooring and two UPVC double glazed windows to the rear elevation.

### Bedroom Two

14' x 8' 1" ( 4.27m x 2.46m )

Having radiator, electrical points, carpet flooring and UPVC double glazed window to the front elevation.

## Shower Room

7' 5" x 7' 1" ( 2.26m x 2.16m )

Comprising shower cubicle, hand wash basin and WC, shaver point and radiator. Partially tiled walls.

## To The Outside

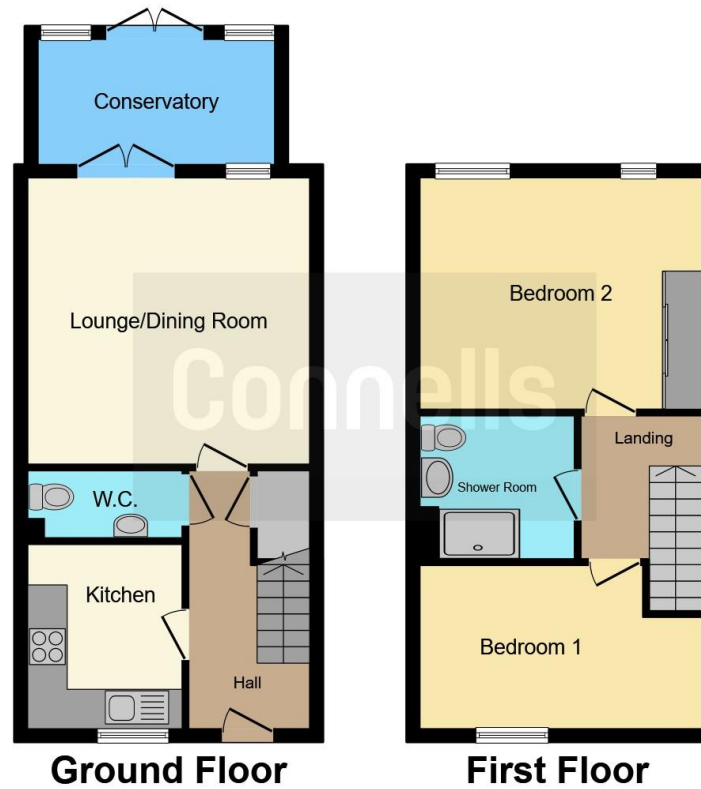
To the front of the property there is a small fore garden with gated access.

The low maintenance rear garden is hard landscaped and with gated access leading to the rear parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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