



**Connells**

Davenport Terrace  
Hinckley





### Property Description

This traditional three-bedroom mid-terraced house is perfectly situated within walking distance of Hinckley town centre and overlooking Queens Park, with links to all major road networks such as M1, M6, M69 and A5.

The accommodation is beautifully presented and comprises lounge, dining room, kitchen, bathroom, three good sized bedrooms and enclosed rear garden with patio area, laid to lawn area and a large shed.

This property must be viewed to be fully appreciated.

### Dining Room

13' 1" x 11' 5" ( 3.99m x 3.48m )

Having entrance door and double glazed sash window to the front elevation, feature fireplace, radiator and wooden flooring.

### Lounge

12' 2" x 11' 5" ( 3.71m x 3.48m )

Having double glazed french doors to the rear elevation, radiator, wood burner situated on raised hearth with brick surround, under stairs cupboard, staircase to first floor.

### Kitchen

11' 4" x 5' 6" ( 3.45m x 1.68m )

Having a range of base units with wooden worktop over, ceramic sink with mixer tap, wooden flooring, combination boiler, double glazed window to the side elevation.

### Bathroom

6' 3" x 5' 6" ( 1.91m x 1.68m )

Comprising a P shaped bath with shower over, glazed shower screen, hand wash basin and WC, obscure window and ceramic tiled flooring.

### Bedroom One

19' 5" x 11' 4" ( 5.92m x 3.45m )

Located on the second floor, having radiator, storage into the eaves and wooden flooring. Double glazed sky light to rear and double glazed window to front elevation.

### Bedroom Two

13' 1" x 11' 5" ( 3.99m x 3.48m )

Having radiator and double glazed window to the rear elevation.

## Bedroom Three

12' 2" x 11' 5" ( 3.71m x 3.48m )

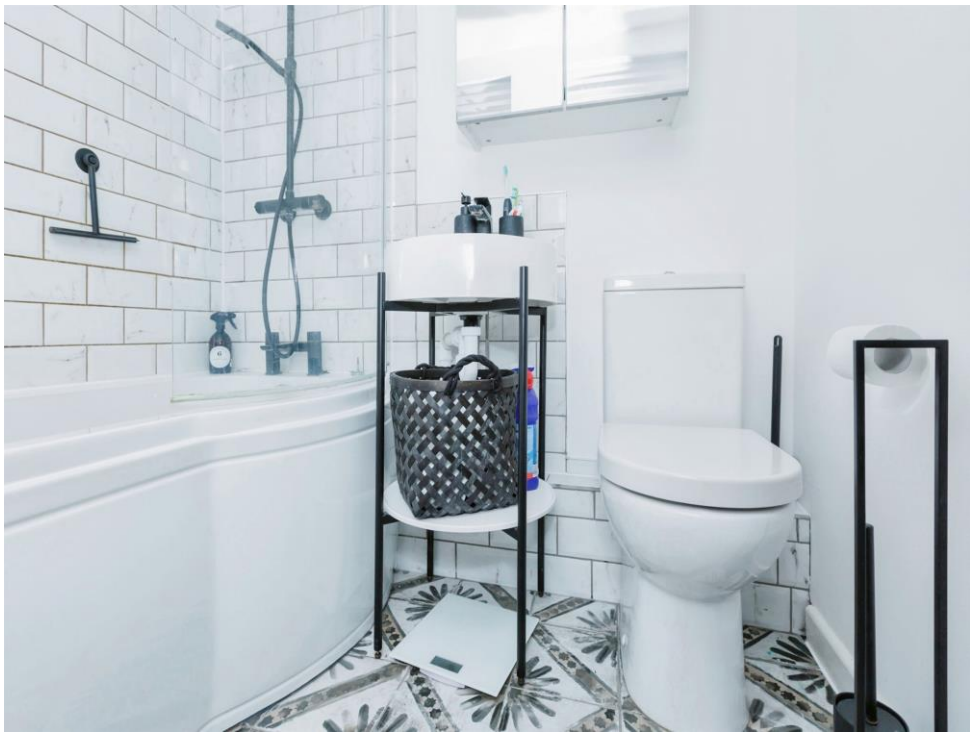
Having feature fireplace, radiator, fitted wardrobe and double glazed sash window to the front elevation.

## To The Outside

The rear garden is enclosed and has a patio area, laid to lawn area, water tap, large shed with lighting and power.

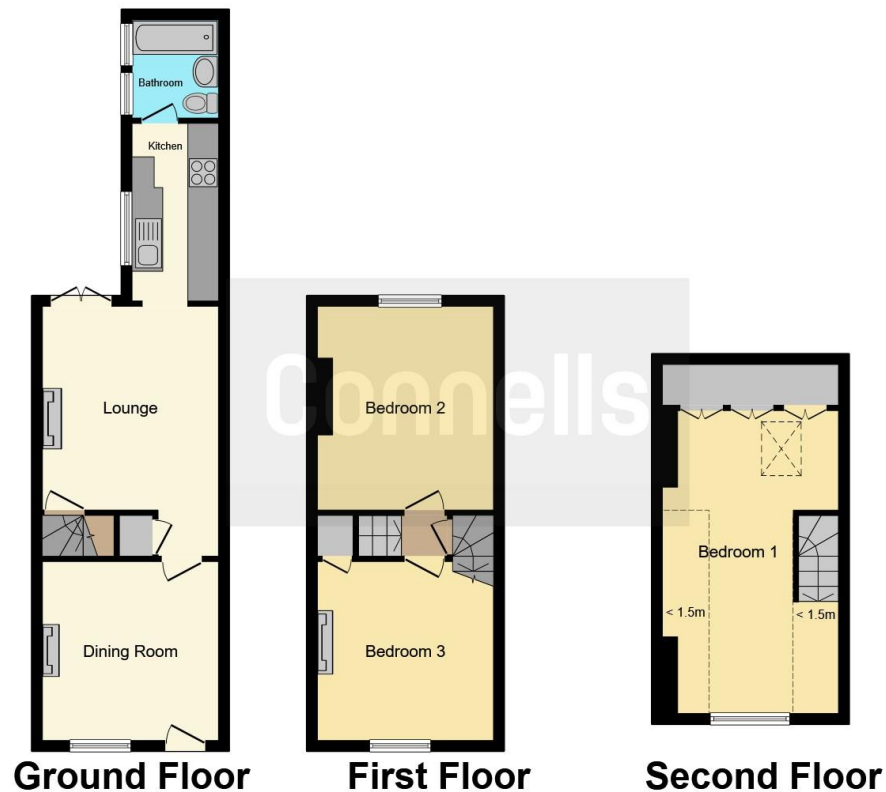












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E**

Tenure: Freehold

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