





Property Description

Situated in the heart of Hinckley, offers a prime central location with excellent access to local amenities, transport links, and leisure facilities.

This well-connected setting is ideal for professionals, first-time buyers, or investors looking for a convenient town-centre property.

Castle Street is one of Hinckley's main shopping areas, providing easy access to a range of supermarkets, high-street retailers, independent shops, cafes, and restaurants.

The Crescent Shopping Centre, just a short walk away, enhances the retail and leisure options with a cinema, popular dining venues, and a gym. Essential services, including banks, medical facilities, and pharmacies, are also close by.

Transport links are excellent, with Hinckley railway station within walking distance, offering direct train services to Leicester, Birmingham, and beyond.

The A5, M69, and M1 motorways provide convenient road connections to Coventry, Nuneaton, and Leicester, making it an ideal location for commuters.

For those who enjoy the outdoors, nearby Hollycroft Park and Burbage Common provide great green spaces for walking and relaxation.

The area also benefits from good local schools and community amenities.



Lounge

8' 6" x 16' (2.59m x 4.88m)

With a bay-window and radiator.

Kitchen/Diner

9' 3" x 14' 2" (2.82m x 4.32m)

Fully fitted kitchen with base and wall units, built in oven and hob with extractor fan over. Utility Space.

Cloakroom

With wash and basin and toilet.

Bedroom 1

8' 4" x 14' 9" (2.54m x 4.50m)

Bedroom 2

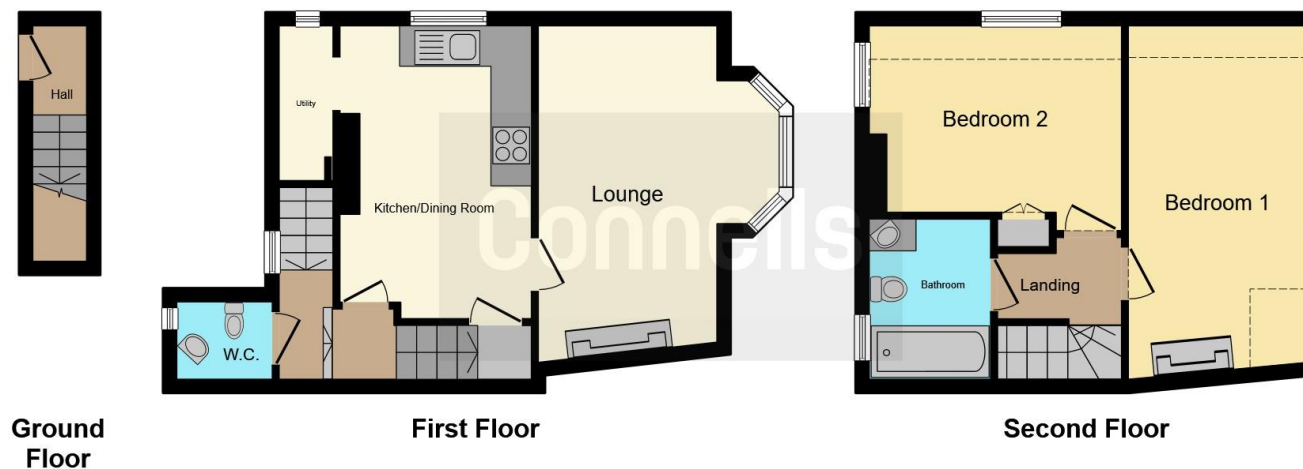
9' x 12' 7" (2.74m x 3.84m)

Bathroom

Having a bath, wash hand basin and toilet.







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

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: E Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIN312946

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN312946 - 0003