



11 Waveney Close, Hinckley, LE10 0BN
£190,000

wards
Residential

Freehold

This two bedroomed semi-detached house is situated in a residential location close to Hinckley town centre. The accommodation is as follows: Entrance Hall, Lounge, Kitchen. First Floor - Two Bedrooms and Bathroom. Outside: Rear Garden and Parking. Additionally this property benefits from having gas fired central heating and double glazing.

Entrance Porch

With UPVC door leading into the living room.

Living Room

4.87 x 3.66 Meters

Carpeted with UPVC double glazed window to the front elevation and entrance into the kitchen.

Kitchen

3.64 x 3.1 Meters

Fitted with white wall and base units, tiled splash backs, vinyl flooring, extractor fan, stainless steel sink and drainer, plumbing for washing machine, connection for a gas hob/cooker, UPVC double glazed window to the rear elevation.



Bedroom 1

3.66 x 2.89 Meters

Carpeted with fitted wardrobes. UPVC double glazed window to the front elevation.

Bedroom 2

3.02 x 2.76 Meters

Carpeted with UPVC double glazed window to the rear elevation.

Bathroom

2.11 x 1.7 Meters

Fitted with a three-piece white suite including a low flush WC, pedestal sink, shower over bath, tiled splash backs, vinyl flooring and UPVC double glazed window to the side elevation.





Garden

The garden itself is predominantly laid-to-lawn enclosed by timber fencing.

Driveway

Paved driveway with room for numerous vehicles.

EPC Rating - D (64)

Council Tax Band - B

**Call 01455 251771 to make an appointment to
view this property**



GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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