



20 Clarence Road, Hinckley, LE10 1DR
£200,000 Freehold


MARTIN&CO

Clarence Road, Hinckley

2 Bedrooms, 1 Bathroom

£200,000

- NO CHAIN AND VIEWING ADVISED
- IDEAL FIRST TIME BUY
- TWO RECEPTION ROOMS
- MODERN REAR KITCHEN AND UTILITY
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM AND SEPERATE SHOWER CUBICLE
- FRONT OFF ROAD PARKING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



NO CHAIN! A TWO BEDROOM MID TERRACED HOME IN HINCKLEY. Comprising two reception rooms, rear modern kitchen and utility area. First floor two double bedrooms and modern bathroom. Gas central heating and double glazed. Front driveway and rear garden, with shared bin access. **IDEAL FIRST HOME.**

FRONT LOUNGE 11' 6" x 14' 2" (3.51m x 4.33m)
Enter the home via from UPVC front entrance door. Having a wood laminate floor and double glazed bay window. Decorated in a neutral colour. Single white radiator.

REAR DINING ROOM 11' 6" x 17' 0" (3.52m x 5.19m)
Rear dining room having wood laminate flooring and white painted plastered walls. Single white radiator, and feature fireplace. Double glazed window overlooking the rear. Open plane entrance leading to the rear kitchen.

MODERN KITCHEN 6' 4" x 15' 5" (1.94m x 4.71m)
Modern white kitchen with wooden work surfaces, and integrated electric oven. There is also a rear utility area. Double glazed windows and side door leading to the "summer room".

FIRST FLOOR LANDING Stairs leading to the first floor landing, and provides access to the bedrooms and bathroom.

FRONT BEDROOM 15' 9" x 11' 9" (4.82m x 3.59m)
Front double bedroom having a carpeted floor and double glazed window. Heated via gas central heating.

REAR BEDROOM 9' 0" x 13' 5" (2.75m x 4.11m) Rear double bedroom having a carpeted floor and double glazed window. Heated via gas central heating. Double glazed window overlooking Queens Park.

MODERN BATHROOM 15' 5" x 9' 9" (4.71m x 2.98m)
Modern bathroom, with tiled walls and a separate bath and shower cubicle.

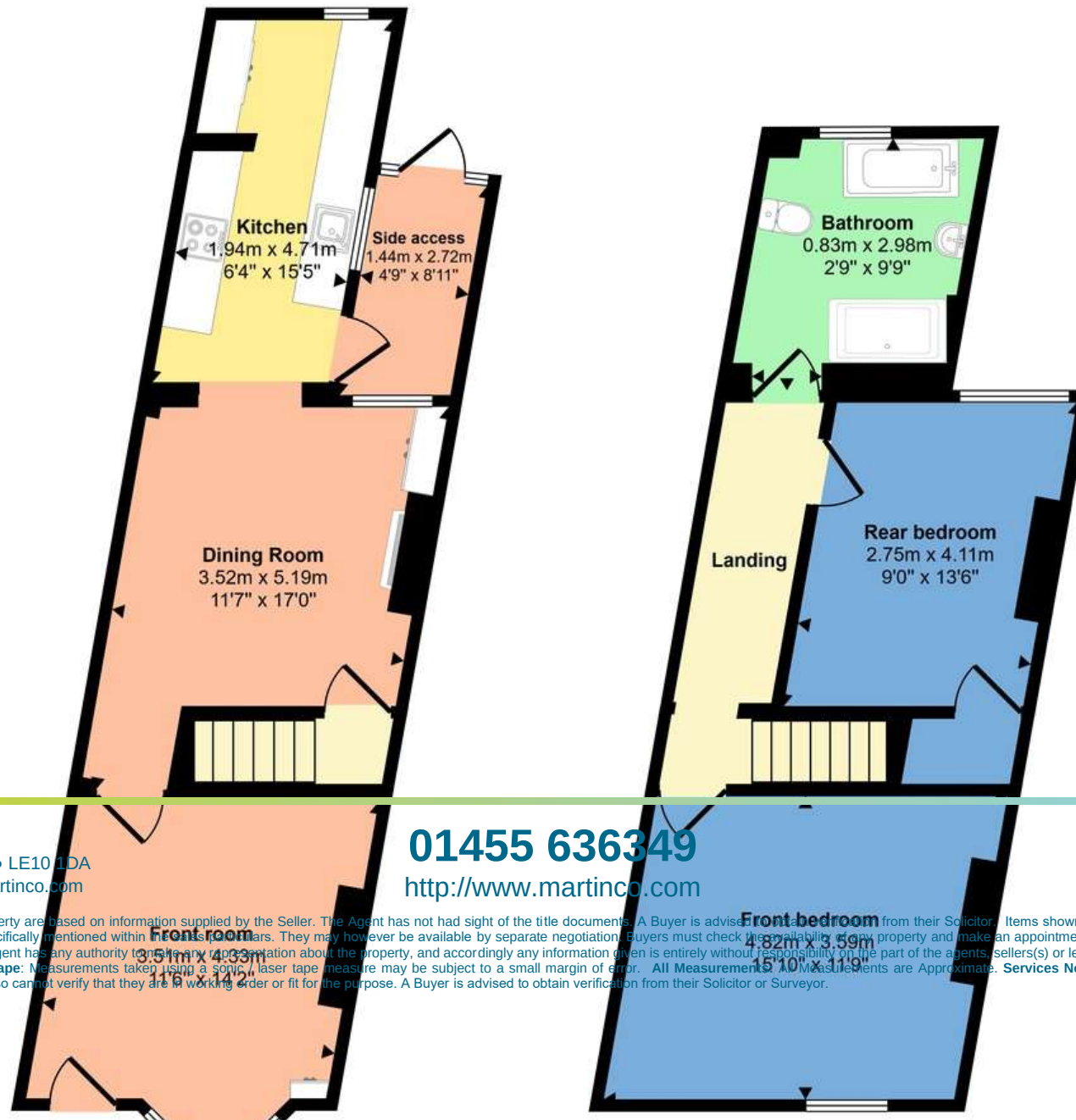
OUTSIDE AND REAR GARDEN Front driveway with parking for one car. Rear lawned garden and patio accessed via the side "summer room". Having shared access for the bins.







Approx Gross Internal Area
86 sq m / 921 sq ft



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