



Profiles Estate Agents

7 Gwendoline Avenue

, Hinckley, LE10 0EY

Offers In The Region Of £195,000



A well appointed, 3 bedroom extended semi detached house. The property has been well maintained throughout and benefits from gas central heating (condensing combination boiler), PVCu double glazed, breakfast kitchen extension, enclosed picturesque rear garden, modern shower room, 3 car driveway and vacant possession.

Ideally located close to all local amenities, to include local shops, schools and regular public transport services.

The property is accessible for commuting to all major road links such as the A5, M1, M6 and M69.

MUST BE VIEWED.
NO CHAIN.



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Reception hall. 6'0" x 5'11" (1.83 x 1.82)

Staircase to the first floor, radiator, PVCu double glazed door and adjacent window.

Attractive lounge (front). 14'3" x 11'1" (4.35 x 3.39)

PVCu double glazed window, radiator, feature stone fireplace with wall niche, room sealed gas fire, coving and raised hearth.

Separate dining room (rear). Dual aspect. 11'10" x 8'2" (3.61 x 2.49)

PVCu double glazed windows, radiator and coving.

Inner hallway. 2'9" x 2'9" (0.86 x 0.84)

Understairs cupboard.

Kitchen extension (rear). 14'2" x 7'11". (4.32 x 2.43.)

Stainless steel sink unit, range of base and wall units (8 base and 4 wall) finished in high gloss, associated work surfaces, radiator, radiators, ceramic wall tiling, obscure PVCu double glazed door, PVCu double glazed windows and plumbing for a washing machine.

First floor landing. 14'3" x 11'1". (4.35 x 3.39.)

PVCu double glazed window, radiator and smoke alarm.

Bedroom 1 (through). 14'3" x 11'1" (4.35 x 3.39)

PVCu double glazed windows to front and rear, radiator and fitted cupboard with a wall mounted gas fired combination condensing boiler (Worcester Bosch Greenstar 28i junior).

Bedroom 2 (front). 12'0" x 6'11" (3.67 x 2.12)

PVCu double glazed window, radiator and picture rail.

Bedroom 3 (rear). 8'11" x 6'10" (2.73 x 2.09)

PVCu double glazed window and radiator.

Outside.

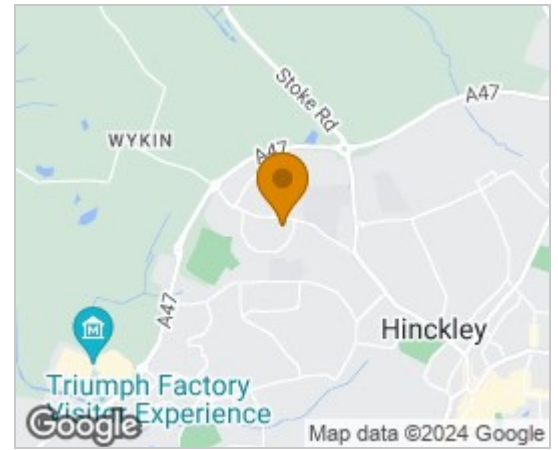
Front garden with 3 car driveway.

Enclosed picturesque rear garden, paved patio, established lawn, water tap, water tap and external power points.

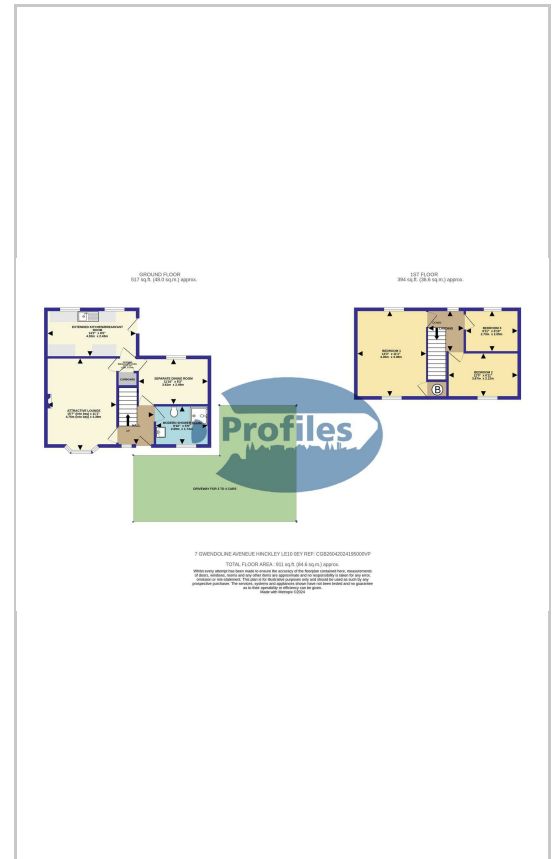
Modern shower room (front). 8'9" x 5'8" (2.69 x 1.74)

Suite in white, corner shower cubicle with mixer shower with side screen, wash hand basin, low flush wc, ladder style radiator and obscure PVCu double glazed window.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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