



Profiles Estate Agents

36 Hinckley Road

, Stoke Golding, CV13 6DU

Offers In The Region Of £340,000



MUST BE VIEWED

A unique opportunity to acquire a traditional style semi detached house in need of modernisation and occupying a larger than average plot. The property has immense opportunity to extend both to the side and the rear.

Ideally set in a sought after an popular village location. The property has gas central heating, PVCu double glazing, 120' or thereabouts established rear garden, driveway with ample parking and no chain.

Close to picturesque countryside, good local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.



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Reception hall. !.170'7" (max) x 2'11". (!.52 (max) x 0.91.)
Staircase to the first floor and radiator.

Spacious lounge (front). 15'7" x 12'5" (max). (4.75 x 3.80 (max).)

Live gas fire with raised hearth, PVCu double glazed window, radiator, two wall light points,, walk in under-stairs cupboard with obscure PVCu double glazed window, wall mounted gas fired condensing combination boiler (Vaillant Eco Tec Plus 831),

Dining room (rear). 10'0" x 9'0". (3.06 x 2.76.)

PVCu double glazed window, radiator, PVCu double glazed door and window.

Kitchen (side). 9'1" x 9'3". (2.78 x 2.84.)

Stainless steel sink, range of base and wall units (7 base and 9 wall), associated work surfacers, split level gas hob, electric (fan assisted) oven, extractor hood and radiator.

First floor landing. 10'1" (max) x 2'9". (3.09 (max) x 0.86.)

Roof void access hatch and smoke alarm.

Bedroom 1 (rear). 19'0" x 9'0". (5.80 x 2.76.)

Potential to convert into two separate bedrooms, twin PVCu double glazed windows and radiator.

Bedroom 2 (front). 12'11" x 7'11". (3.94 x 2.43.)

PVCu double glazed window and radiator.

Spacious bathroom (front). 9'11" x 9'6". (3.04 x 2.92.)

Full suite panel bath, wash hand basin, low flush wc, separate shower cubicle and obscure PVCu double glazed window.

Outside

Front garden with driveway.

Enclosed established rear garden some 120' in length.

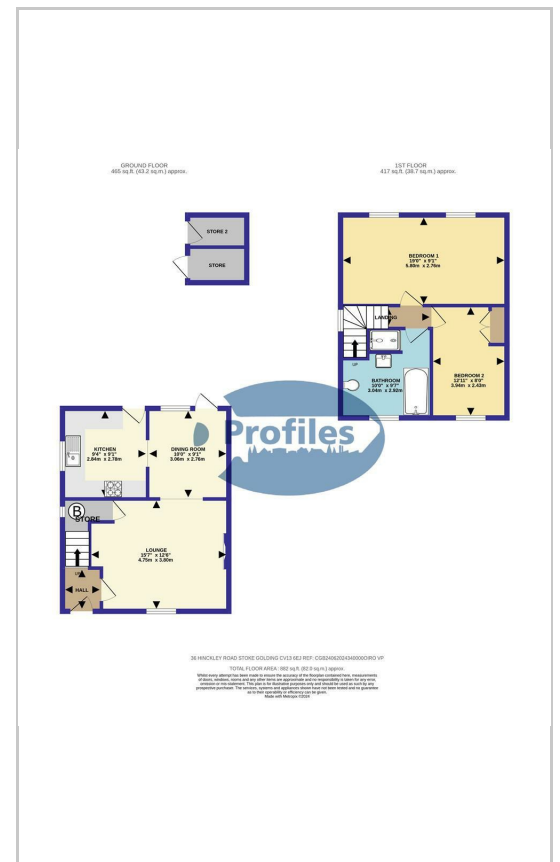
Side garden.

Outside brick stores.

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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