



Profiles Estate Agents

8 Derby Road

, Hinckley, LE10 1QF

Offers In The Region Of £175,000



****NO CHAIN****

A spacious, well appointed, tastefully decorated traditional style, 2 bedroom mid terraced house, ideally located within walking distance of Hinckley town centre. The property has the additional benefits of, two reception rooms, breakfast room, two double bedrooms, PVCu double glazing, gas fired central heating and enclosed rear garden. The property offers immense charm and character and has the potential to be adapted to incorporate an additional third bedroom.

Ideally located, close to all local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.C



Profiles Estate Agents

Profiles Estate Agents

Profiles Estate Agents

Reception hall 15'11" x 3'5" (4.86 x 1.05)

Staircase to first floor, leaded obscure glazed door, mosaic styled quarry tiled floor, coving, radiator and room stat.

Attractive Dining room (rear) 15'0" (into bay) x 10'4" (4.58 (into bay) x 3.16)

Walk in PVCu double glazed bay window, two wall light point, feature open hearth with cast iron grate and raised hearth, picture rail, coving and radiator.

Spacious lounge (rear) 14'1" x 13'0" (4.30 x 3.97)

PVCu double glazed window, radiator.coving, feature wall niche, understairs cupboard, picture rail and coving.

Breakfast room (rear) 13'5" x 8'8" (4.11 x 2.66)

PVCu side door, window, ceramic tiled floor, radiator, plumbing for a washing machine and work surfaces.

Kitchen (rear) 8'5" x 4'8" (2.59 x 1.44)

PVCu double glazed windows to rear and side, stainless steel sink unit, four base units and two wall units, associated work surfaces, gas hob and electric fan assisted oven, extractor hood and ceramic wall tiling.

Spacious landing 13'1" x 5'3" (4.00 x 1.62)

Roof void access, 2 wall light pints coving and smoke detector.

Bedroom 1 (front) 14'1" x 12'10" (4.31 x 3.92)

Twin PVCu double glazed windows, radiator and two wall light points.

Bedroom 2 (rear) 10'2" x 9'2" (3.09 x 2.80)

PVCu double glazed window and radiator.

Spacious bathroom (rear) 14'0" x 8'10" (4.26 x 2.68)

Full suite in white comprising of a panelled bath with electric shower, pedestal wash hand basin, low flush w.c, radiator / heated towel rail, linen cupboard with wall mounted fan assisted Vaillant Eco Tec Pro 28 condensing combination boiler and obscure PVCu double glazed windows to side and the rear elevations.

Outside

Having enclosed rear garden, block paved patio, lawn,

Brick store, (2.18 x 0.90).

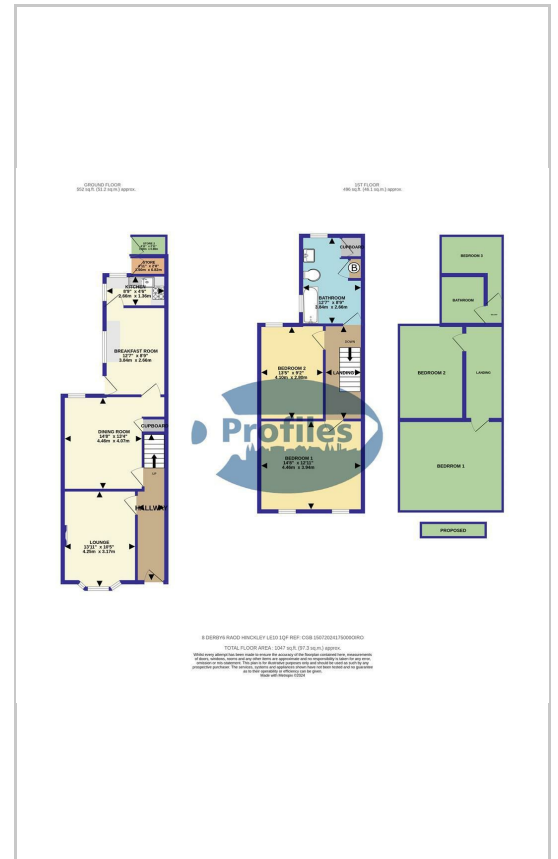
Outside w.c, (2.18 x 0.90).

Walled enclosed front garden.

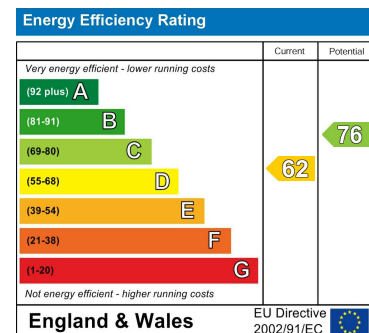
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com https://www.profiles-estates.co.uk