



32 Severn Avenue

, Hinckley, LE10 0YD

Offers In The Region Of £200,000



A modern tastefully decorated, well appointed, 2 bedroom semi detached house. The property has the benefit of gas fired central heating (condensing boiler), PVCu double glazed , modern breakfast kitchen, luxury bathroom with shower, spacious lounge, enclosed rear garden and side driveway.

The property is ideally located, close to all local amenities, including local schools, shops and regular public transport services. All major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



Canopy porch.

Attractive lounge (front). 13'3" x 12'8". (4.06 x 3.88.)

Laminate floor, PVCu double glazed window, composite double glazed door, laminate floor and smoke detector.

Modern breakfast kitchen (rear). 12'8" x 8'6". (3.88 x 2.60.)

Stainless steel sink, range of attractive base and wall units (4 base and 3 wall), associated work surfaces, tall cupboard, extractor hood, plumbing for a washing machine, obscure PVCu double glazed door, PVCu double glazed window, radiator, wall mounted fan assisted gas fitted condensing regular boiler (Vaillant Ecotec Pure 418) and ceramic wall tiling.

First floor landing. 8'9" (max) x 6'3" (max). (2.67 (max) x 1.91 (max).)

Roof void access and smoke alarm.

Bedroom 1 (front). 12'8" x 11'7". (3.88 x 3.54.)

Fitted double wardrobe, twin PVCu double glazed windows, airing cupboard and radiator.

Bedroom 2 (rear). 10'2" x 6'8". (3.11 x 2.05.)

PVCu double glazed window and radiator.

Modern bathroom (rear). 6'4" x 5'7". (1.95 x 1.71.)

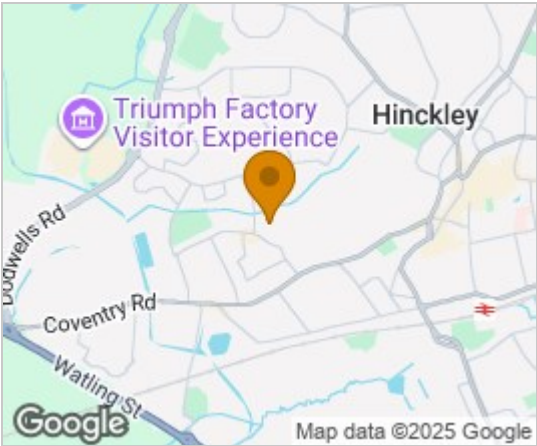
Full suite in white, panel bath with an electric shower with glazed side screen, wash hand basin, low flush wc and chrome ladder style radiator.

Outside.

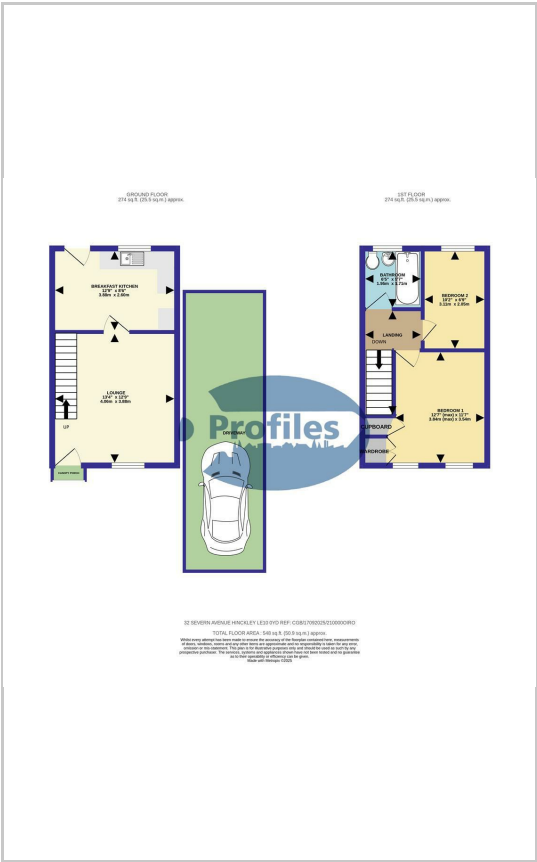
Front garden with driveway, lawn with side gated access.

Enclosed rear garden, established lawn and composite decking.

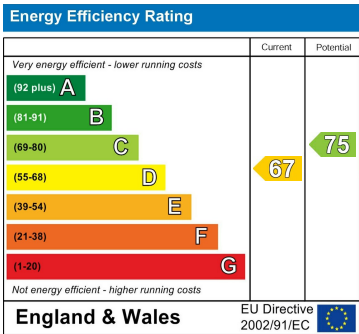
Area Map



Floor Plans



Energy Efficiency Graph



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