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£185,000

59 Trinity Lane, Town Centre, Hinckley LE10 0BQ



E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

KEY Estate Agents are delighted to offer for sale this four bedroom town house located just outside of Hinckley Town Centre. Internally the accommodation is laid out over four levels and the property benefits from four double bedrooms, two bathrooms and a surprisingly spacious rear garden. The property is ideally located and is just a short walk to the town centre, train station and local parks. This property is ideal for first time buyers, to view, call KEY.

Tenure: Freehold
 Council Tax Band: A
 EPC Grade: C

Entrance



Enter via a part glazed front door into an entrance hall with stairs rising to the first floor and a door leading to the main entrance hall.

Kitchen 9'10" x 9'4" (3 x 2.86)



Modern fitted kitchen benefitting from wall and floor mounted kitchen units, built in oven and hob, sink unit, space for washing machine, space for dishwasher and space for fridge freezer.

Lounge 15'10" x 10'5" (4.84 x 3.18)



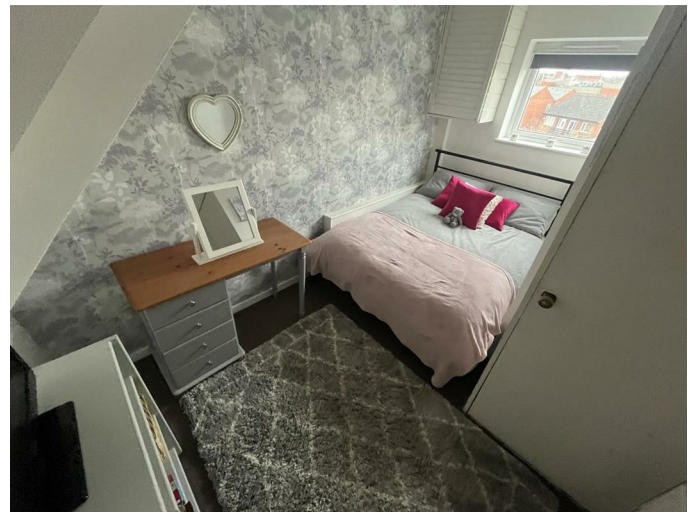
Spacious living area with window to the rear aspect and door leading to rear garden.

Bathroom 9'6" x 5'0" (2.9 x 1.53)



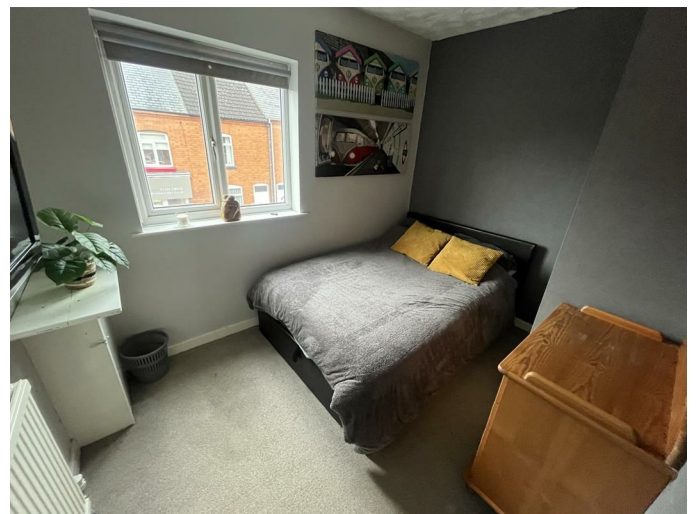
Modern bathroom benefitting from low flush W/C, sink unit and bath.

Third Bedroom 12'5" x 5'4" (3.8 x 1.63)



Double bedroom with window to the rear aspect.

Second Bedroom 10'9" x 7'11" (3.29 x 2.43)



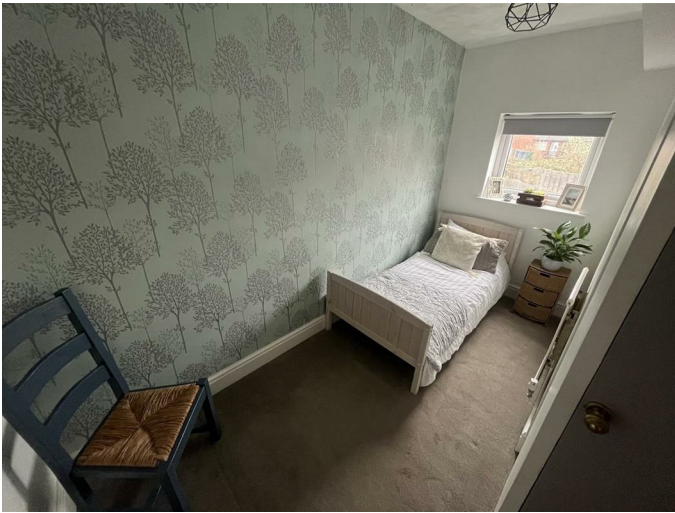
Double bedroom with window to the front aspect.

Showerroom 9'6" x 4'11" (2.9 x 1.52)



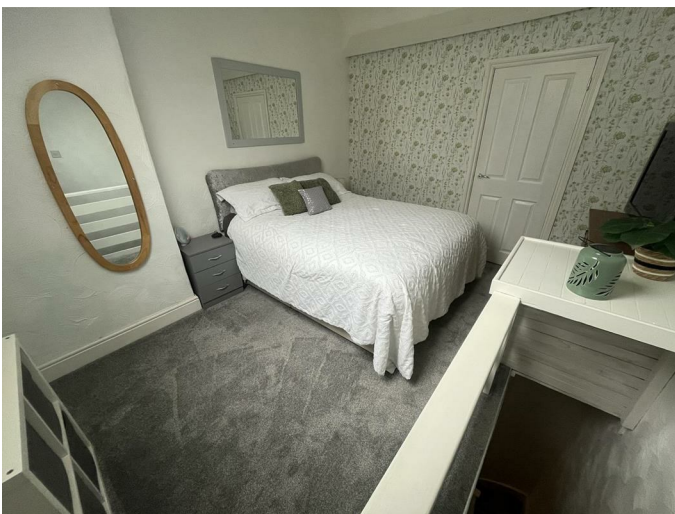
Modern bathroom benefitting from a shower cubicle, low flush W/C and sink unit.

Fourth Bedroom 12'5" x 5'2" (3.8 x 1.6)



Double bedroom with window to the rear aspect.

Master Bedroom 13'1" x 10'9" (4 x 3.3)



Spacious master bedroom with built in storage and a velux window.

Garden



Surprisingly spacious rear garden, benefitting from a patio area, several sheds and an area laid to lawn.

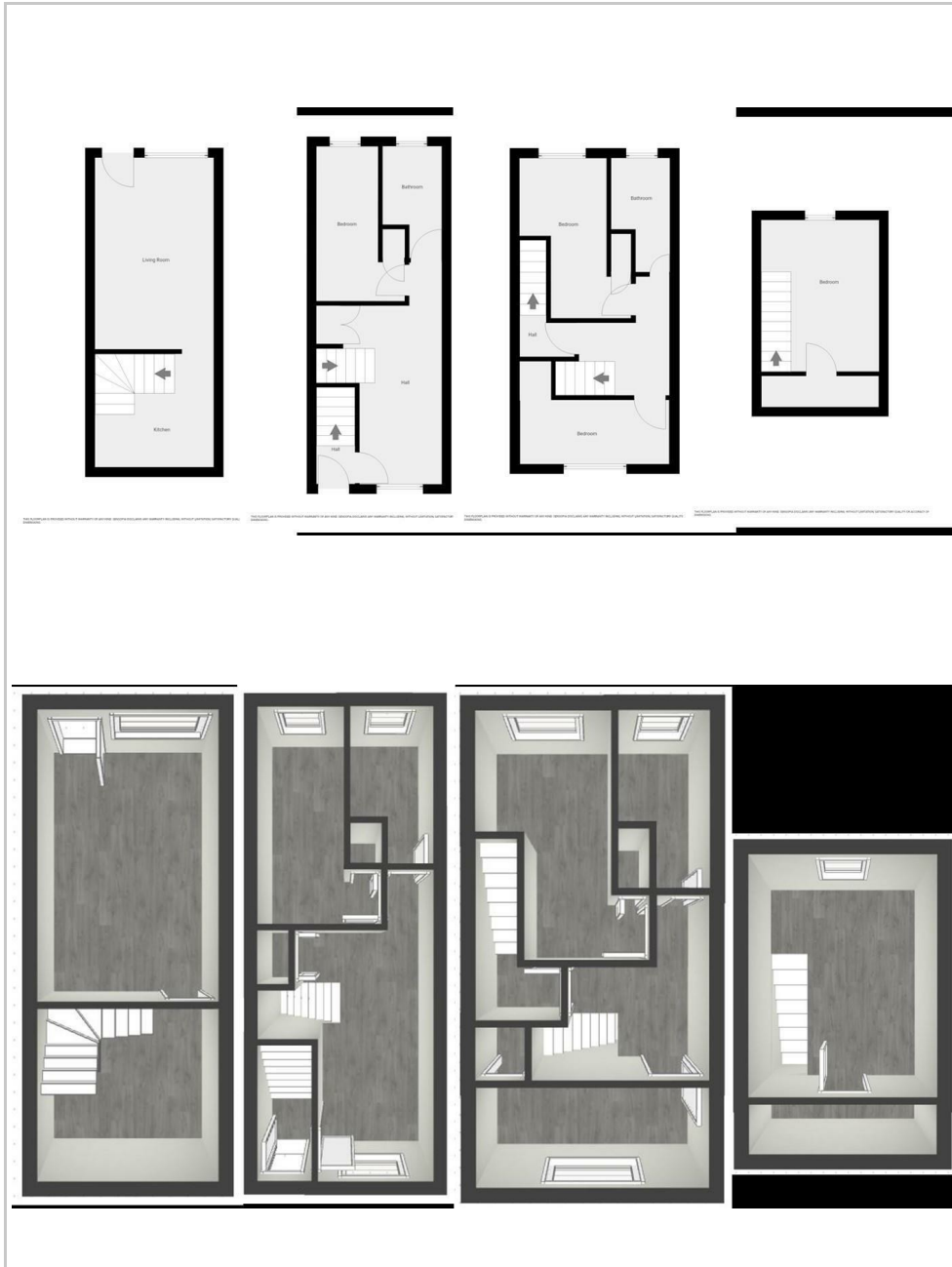
Rental Yield

KEY Estate Agents estimate that this property will achieve a monthly rental yield of approximately £900-950 PCM. KEY offers a fully managed service to landlords, for more information please call KEY.

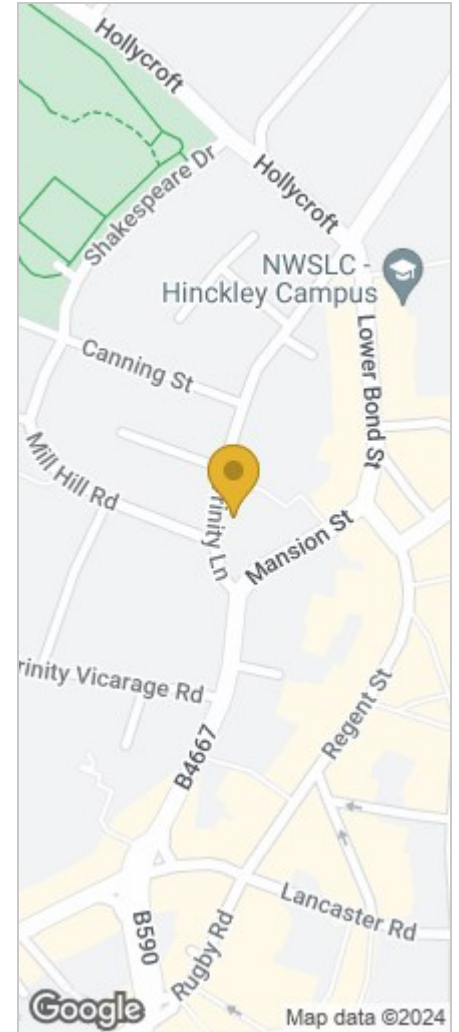
Agents Note

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

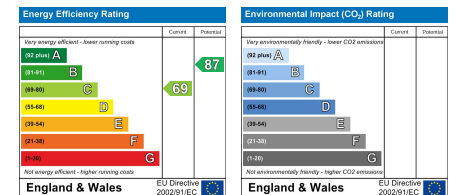
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth and Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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