

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**30 AVON WALK, HINCKLEY, LE10 0XS**

**ASKING PRICE £170,000**

No Chain. Spacious modern town house. Popular and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, the town centre, The Crescent, train and bus stations and good access to major road links. In need of modernisation, the property benefits from gas central heating and SUDG UPVC. Accommodation offers entrance hallway, lounge diner & kitchen. Three bedrooms, family bathroom & separate WC. Parking en bloc Enclosed rear garden.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

UPVC SUDG door to

### ENTRANCE HALLWAY

5'9" x 11'3" (1.77 x 3.43)

With laminate flooring, smoke alarm, door to built in storage cupboard housing the fuse board. Door to further built in storage cupboard with coat hooks, single panelled radiator. Door to

### LOUNGE/DINING ROOM L SHAPED

13'5" max x 21'7" (4.11 max x 6.59)

With laminate flooring, two single panelled radiators, coving to ceiling, dado rail. Feature fireplace with brick backing, stoner hearth. Door to



## KITCHEN

11'6" x 7'9" (3.51 x 2.37)

With tiled flooring, a range of beech wood floor standing kitchen cupboard units with slate effect working surfaces, stainless steel drainer sink with chrome mixer tap, tiled splashbacks. Further range of wall cupboard units. UPVC SUDG door to rear garden. Storage cupboard housing the gas combination boiler for central heating and domestic hot water.



## FIRST FLOOR LANDING

With stairs, smoke alarm, loft access. Door to airing cupboard with shelving. Door to

### **BEDROOM ONE TO FRONT**

10'7" x 12'8" (3.25 x 3.88)

With single panelled radiator, built in wardrobes with shelving and hanging rails. Door to



### **BEDROOM TWO TO REAR**

10'1" x 8'7" (3.09 x 2.64)

With single panelled radiator.



### **BEDROOM THREE TO FRONT**

8'7" x 6'9" (2.64 x 2.08)

With single panelled radiator, dodo rail. Door to



### **SEPARATE WC**

3'0" x 5'2" (0.93 x 1.59)

With tile effect vinyl flooring, low level WC and dodo rail. Door to



## BATHROOM

5'10" x 4'6" (1.79 x 1.39)

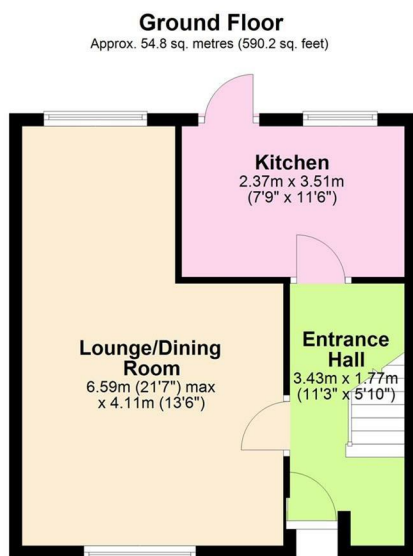
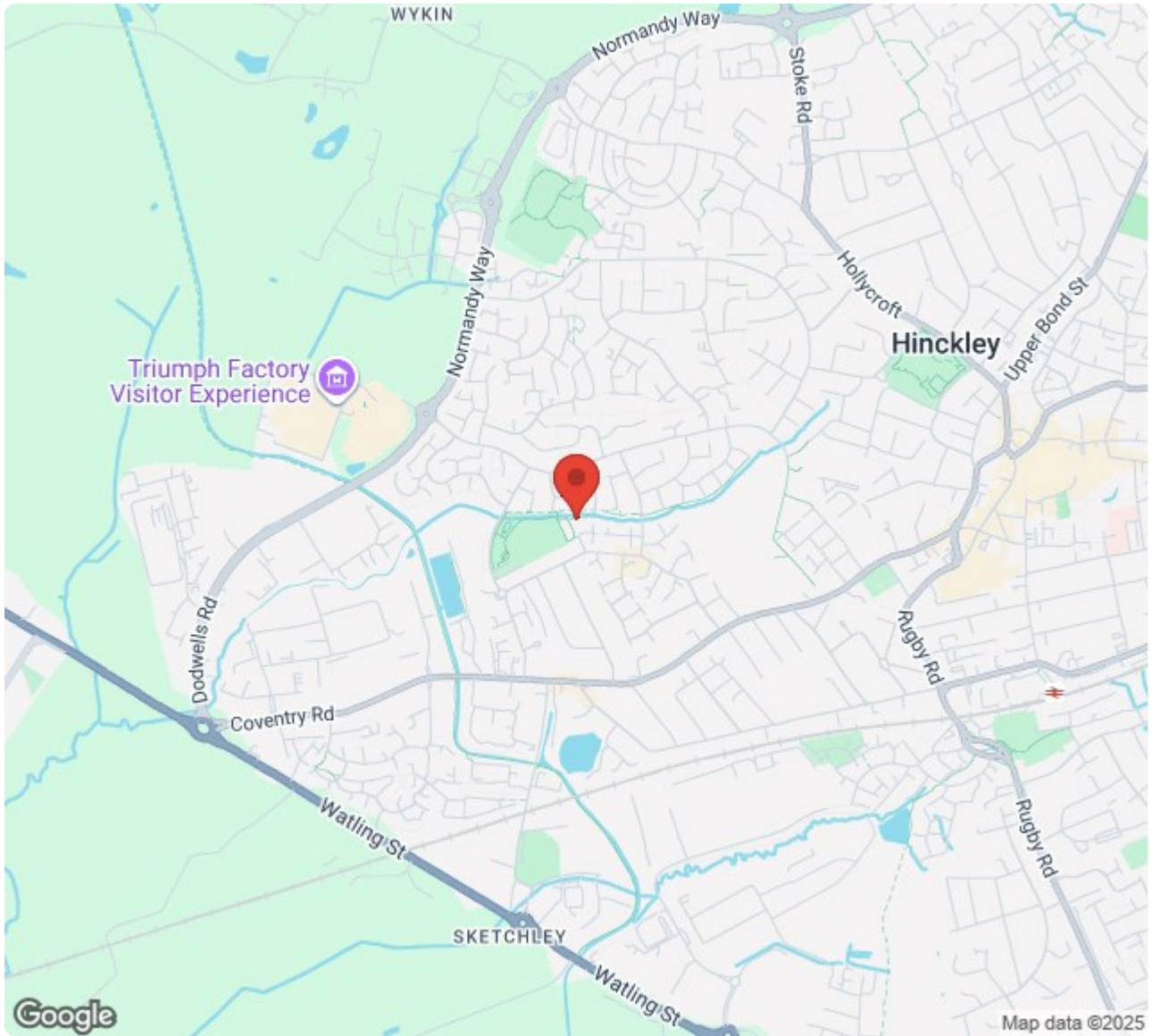
With tile effect vinyl flooring, panelled bath with chrome mixer tap with shower attachment, pedestal wash hand basin with chrome mixer tap. Tiled splashbacks.





## OUTSIDE

The property to front has a front garden which is laid to lawn with a concrete slabbed path leading to the front door, to the rear is a concrete patio with artificial turf and a gate leading to a public footpath. The garden is fenced and enclosed.





Total area: approx. 94.0 sq. metres (1011.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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