

wards
Residential

42 Mansion Street, Hinckley, LE10 0AU

Offers in the region of £130,000

Freehold

NO CHAIN. A spacious traditional two-bedroom mid terrace, located in the heart of Hinckley that would benefit from some modernisation, offering buyers an excellent opportunity to personalise the home to their own taste. The property is ideal for first time buyers, investors and anyone looking to downsize. The accommodation comprises of the following: Living Room, Dining Room, Kitchen and WC. First Floor - two double Bedrooms and family Bathroom. Externally, there is a low maintenance garden to the rear. UPVC double glazing and gas central heating.

Living Room

3.64 x 3.2 Metres

Traditional front reception/living room with feature fireplace and tiled hearth and surround. UPVC double glazed window to the front elevation and carpeted flooring.

Dining Room

3.77 x 3.64 Metres

With gas fire and tiled surround, UPVC double glazed window to the rear elevation, understairs storage cupboard, access to the stairs and carpeted flooring.







Kitchen

2.49 x 1.94 Metres

Fitted with a range wooden wall and base units with contrasting work surfaces over. Standalone gas cooker, stainless steel sink with drainer and tiled splashbacks. UPVC double glazed window to the side elevation, tiled flooring and access to the downstairs WC.

WC/Utility

2.04 x 1.94 Metres

Comprising of a low level WC and wash handbasin with splashback tiling, plumbing for a washing machine with ample space for other appliances. Cupboard housing the combi boiler, double glazed window to the side elevation and tiled flooring.













Landing

Access to the loft.

Bedroom 1

4.2 x 3.19 Metres

Spacious double room with carpeted flooring, UPVC double glazed window to the front and over stairs cupboard.

Bedroom 2

3.74 x 3.28 Metres

Second good sized double room with carpeted flooring and UPVC double glazed window to the rear elevation.

Bathroom

2.51 x 1.93 Metres

Fitted with a three-piece white suite comprising of a low flush WC, pedestal sink and enclosed shower cubicle with electric shower. Tiled around wet areas and UPVC double glazed window to the rear elevation and airing cupboard.

Outside

Paved easy maintenance rear garden. Parking bay to the front with first come first served parking.

EPC Rating - D (61)

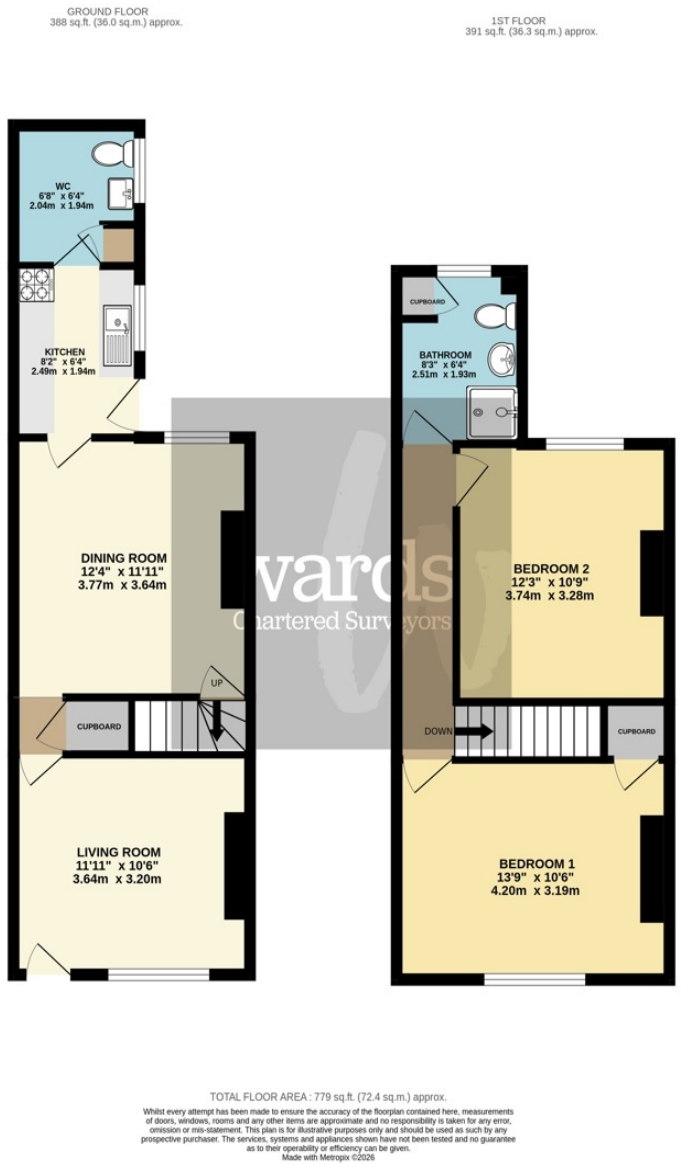
Council Tax Band - A

Call 01455 251771 to make an appointment to view this property









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