



12 Hill Street

, Hinckley, LE10 1DT

Offers In The Region Of £155,000



A well appointed 2 bedroom extended mid terraced house. The property has the benefit of full gas central heating (condensing combination boiler), PVCu double glazed windows, 2 reception rooms, extended kitchen, 2 double bedrooms, spacious bathroom with shower, no chain etc.

Ideally located within walking distance of the town centre, close to all local amenities and accessible for commuting to major road links such as the A5, M69, M1 and M6. optional permit application through the local council for parking facility available, car parks on Hill Street and Thornycroft Road.

VIEWING ESSENTIAL.

NO CHAIN.



Spacious lounge (front). 13'5" x 11'6". (4.09 x 3.51.)

Feature live gas fire, staircase with spindle balustrade, radiator, PVCu double glazed window, PVCu door and coving.

Separate dining room (rear). 11'6" x 9'5". (3.51 x 2.88.)

PVCu double glazed window, radiator, picture rail and smoke detector.

Extended kitchen (rear). 17'4" x 5'1". (5.30 x 1.56.)

Stainless steel sink, range of base and wall units (6 base and 3 wall), associated work surfaces, radiator, PVCu double glazed side window, obscure PVCu double glazed door, plumbing for a washing machine and extractor hood.

First floor landing. 10'0" (max) x 7'10" (max). (3.07 (max) x 2.40 (max).)

Roof void access and smoke alarm.

Bedroom 1 (front). 11'6" x 10'5". (3.51 x 3.18.)

PVCu double glazed window, radiator and picture rail.

Bedroom 2 (rear). 9'5" x 8'5". (2.89 x 2.59.)

PVCu double glazed window, radiator and fitted cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Worcester Greenstar 30i ErP),

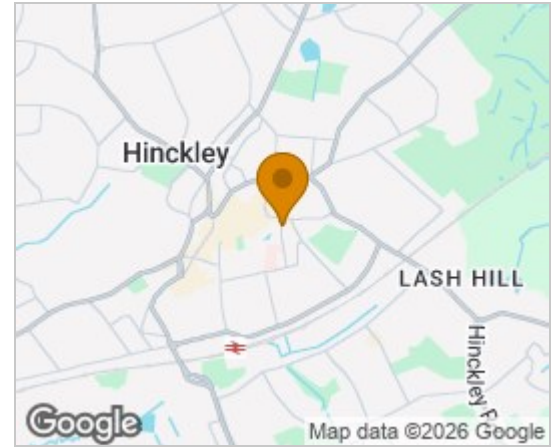
Modern spacious bathroom (rear). 10'7" x 5'2". (3.25 x 1.60.)

Full suite in white, panelled bath with mixer shower, wash hand basin, low flush wc, obscure PVCu double glazed window, laminate floor and radiator.

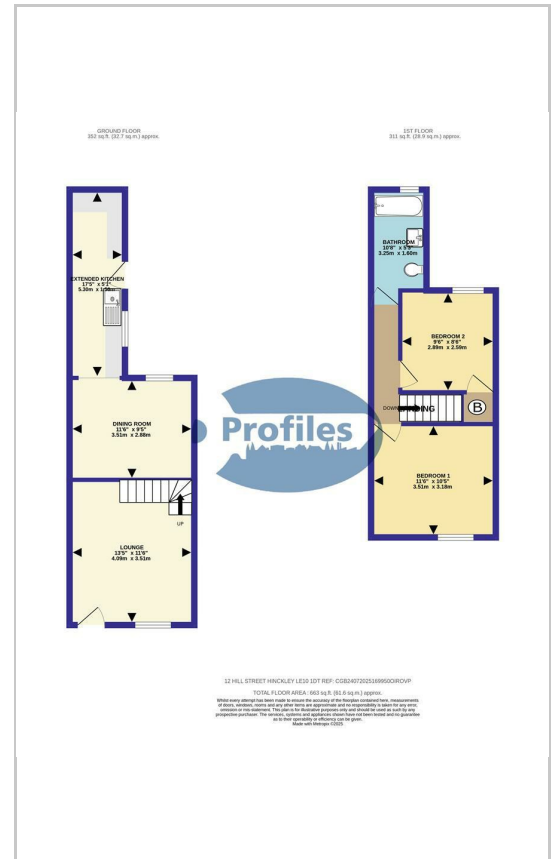
Outside.

Enclosed rear paved yard with pedestrian access.

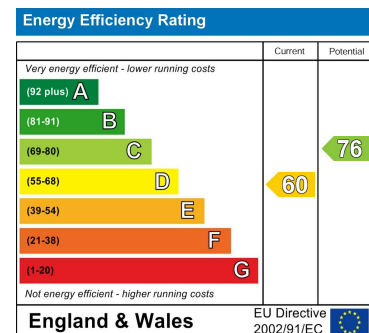
Area Map



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.