



**4 Gladstone Terrace, Hinckley, LE10 1HE**  
**£167,500**



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\*\*\* NO CHAIN \*\*\* RH Homes and Property are pleased to offer this good sized character two bedroom home in a sought after and convenient town centre location within short distance of the local park, schools, and all the town centre facilities, with the train station and access to motorways and major link roads. Whilst also being tucked away on a no through road. The house offers good sized accommodation comprising a Lounge, Sitting/Dining Room, Kitchen, Landing, Two Double Bedrooms, Family Bathroom, and a rear garden/courtyard with brick built store. The property benefits from UPVC double glazing and gas central heating throughout. Tremendous outlook. Viewing highly recommended.

Council Tax - A

### Entrance Hall

With laminate flooring and UPVC double glazed front door to the front aspect.

### Lounge

10'4 x 12'6 (3.15m x 3.81m)

With focal point electric fire set in marble and wood surround, radiator, and UPVC double glazed window to the front elevation.

### Sitting/Dining Room

10'6x 12'4 (3.20m x 3.76m)

Having laminate wood flooring, living flame effect gas fire, under stairs cupboard access, and UPVC double glazed window to the front aspect.

### Kitchen

8'5 x 8'2 (2.57m x 2.49m)

Having a range of wall and base level units with working surfaces over and splashbacks, inset stainless steel sink and drainer, four ring electric hob with hood over and oven under, plumbing for washing machine, and two UPVC double glazed windows to the rear and side aspect with UPVC double glazed door opening to the rear gardens.

### Landing

With access off to:

### Bedroom One

10'5 x 12'4 (3.18m x 3.76m)

Having a radiator and UPVC double glazed window to the front aspect.





### **Bedroom Two**

10'6 x 12'4 (3.20m x 3.76m)

Having a radiator, storage cupboard, and UPVC double glazed window to the rear aspect.

### **Family Bathroom**

8'3 x 8'2 (2.51m x 2.49m)

Having a four piece white suite of bath, low flush WC, wash hand basin, and electric shower set in a cubicle and UPVC panel surround. Also, cupboard housing the combination central heating boiler, radiator, vinyl flooring, and UPVC double glazed window to the side elevation.



### **Outside**

To the front is a stone double width access road with frontage access.

At the rear is a mainly slabbed courtyard area and garden with brick built store and a timber side gate access.

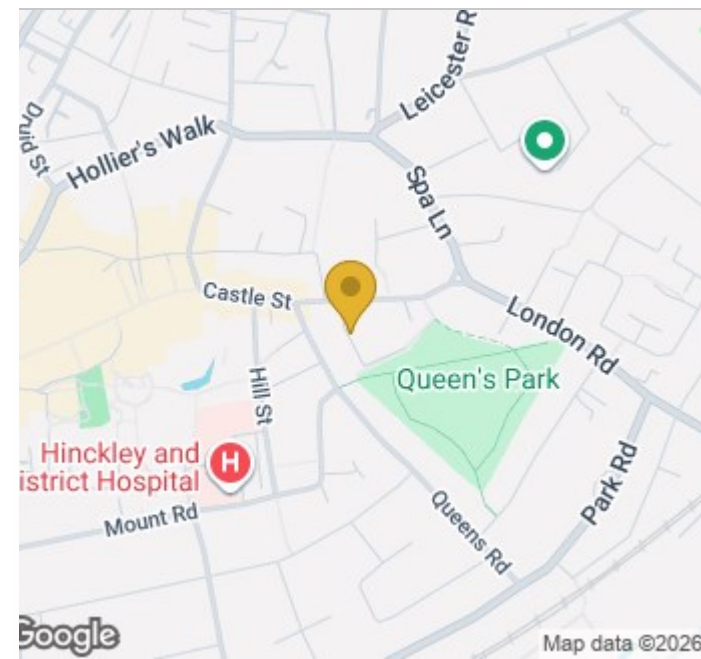




4, Gladstone Terrace, Hinckley, LE10 1HE

Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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