



Sinclair

155 Crescent Road, Hugglescote

£150,000

155 Crescent Road

Hugglescote

NO UPWARD CHAIN AND IN NEED OF MODERNISATION

This TWO DOUBLE BEDROOM TERRACED PROPERTY offers accommodation that briefly comprises lounge, dining room, extended kitchen and ground floor WC. Stairs then rise to the first floor offering two double bedrooms and a bathroom. Externally the property offers a large garden to rear with front courtyard with additional benefits to include double glazed window and gas central heating system via a Worcester boiler. An early inspection comes highly advised. EPC RATING D.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Garden To Rear
- Two Reception Rooms
- No Upward Chain
- In Need Of Modernisation
- First Floor Bathroom



GROUND FLOOR

Lounge

12' 1" x 11' 2" (3.68m x 3.40m)

Having double glazed window to front, radiator and uPVC double glazed access door, fireplace housing gas fire, access through to the dining room with access to understairs storage.

Dining Room

12' 1" x 12' 1" (3.68m x 3.68m)

Having double glazed window to rear, stairwell access to first floor, radiator and fireplace.

Kitchen

13' 8" x 6' 9" (4.17m x 2.06m)

Comprising of a range of wall and base units with stainless steel sink and drainer with mixer tap, space and plumbing for appliances, integrated oven and grill, four ring gas hob and extractor hood, wall mounted lights, tiled flooring and splashback, double glazed window to side and double glazed access door to garden.

Cloakroom/WC

Having double glazed opaque window, low level wc and radiator.

FIRST FLOOR

Landing

Having access to two double bedrooms and the bathroom.

Bedroom One

12' 1" x 11' 2" (3.68m x 3.40m)

With double glazed window to front and radiator.



Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m)

Having double glazed window to rear, radiator and over stairs storage cupboard with loft access, loft ladder and being boarded with light supply.

Bathroom

Benefitting from a three piece suite comprising bath, low level push button wc, vanity wash hand basin, vinyl flooring, double glazed opaque window, extractor fan, radiator and an airing cupboard housing the Worcester boiler.

Rear Garden

The rear garden is a combination of paved patios and pathways whilst being mostly laid to lawn with side fenced boundary, water point and side access across no.153 to entry way (please also be advised that no.157 also has access over no.155 and no.153 to the entry way).

Front Garden

Having a dwarf walled fore garden and pathway to the front door.



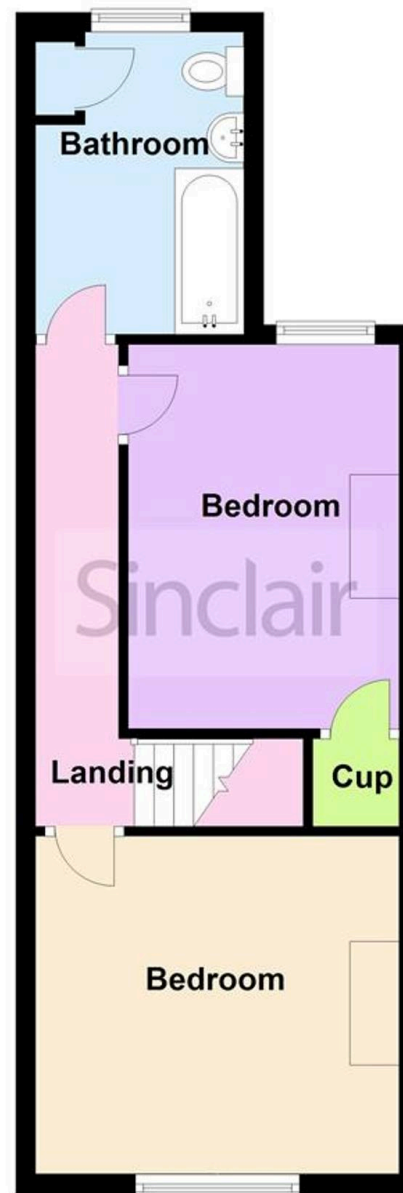




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.