



3 MANOR STREET HINCKLEY, LE10 0AS

£175,000
FREEHOLD

Traditional three bedroom terraced house over three floors in Hinckley town centre. With double glazing and gas central heating, the property briefly comprises; Separate lounge and dining room, fitted kitchen, rear lobby and bathroom. To the first floor are landing and two double bedrooms with further attic double bedroom. Externally is an enclosed rear garden. Available with no onward chain



3 MANOR STREET

- Traditional three bed terraced house
- Separate lounge & dining room
- Town centre location
- D/glazing & C/heating
- Enclosed rear garden
- No onward chain
- Viewing advised



Lounge

11'4" x 11'3"

Double glazed window to front aspect, fire place, television point

Dining Room

11'2" x 11'4"

Double glazed window to rear aspect, door and stairs to first floor, leading to;

Kitchen

11'3" x 4'11"

Double glazed window, fitted with a range of eye and base level units with work surfaces over, integral gas hob with electric oven beneath and extractor above, single drainer sink unit, plumbing for washing machine, tiled splash backs and flooring.

Bathroom

Double glazed window to side, fitted suite with low level WC, wash basin and panel bath with shower over, tiled wash areas.

First Floor Landing

Doors to;

Bedroom One

11'5" x 11'3"

Double glazed window to front aspect

Bedroom Two

11'5" x 11'3"

Double glazed window to rear aspect

Attic Bedroom

14'4" x 10'4"

Double glazed dormer window to rear and velux window to front.


Garden

Enclosed rear garden with lawn and patio areas and garden shed.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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