



2 Wood Street Close, Hinckley, LE10 1JS

£165,000



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*** NO CHAIN *** RH Homes and Property are pleased to offer to market this Mason built semi detached house, also with a brick built Garage, within close proximity to the town centre, whilst being on a small tucked away cul de sac and no through road. It comprises an Entrance Hall, Lounge, Kitchen, Sun Lounge/Conservatory, First Floor Landing, Double Bedroom, and Shower Room. There are gardens to both the front and rear, a driveway offering ample parking leading up to the brick built Garage, UPVC double glazing, gas central heating. Excellent setting for access to Hinckley Town Centre and facilities, plus close to the surrounding excellent rail and road networks. *** NO CHAIN ***

Council Tax Band : B

Entrance Hall

With a UPVC door to the front elevation, and a further door through to the Lounge.

Lounge

15'6 x 9'11

UPVC double glazed window to the front elevation, radiator, and stairs off to the first floor.

Kitchen

12'3 x 5'9 (3.73m x 1.75m)

Fitted with a good range of modern wall and base level units with working surfaces over, there is an inset stainless steel sink and drainer, plumbing for a washing machine and a slimline dishwasher, built in electric oven and hob, radiator, and a UPVC double glazed window and door to the rear aspect.

Downstairs WC & Store

5'10 x 2'9 (1.78m x 0.84m)

Having a low level WC, and ever useful storage space.

Conservatory

7'10 x 5'11 (2.39m x 1.80m)

A UPVC double glazed Conservatory, with twin French doors leading out to the rear gardens.

Landing

Having an airing cupboard housing the Ideal central heating boiler, loft access hatch, and UPVC double glazed window to the rear.





Bedroom

12'5 x 9'11 (3.78m x 3.02m)

UPVC double glazed bow window to the front elevation, both a two door and three door range of wardrobes, and radiator.

Shower Room

9'3 x 5'9 (2.82m x 1.75m)

Having a three piece white suite comprising a low level WC, wash hand basin, and a shower in a shower cubicle, also with radiator, and a UPVC double glazed window to the rear elevation.



Garage

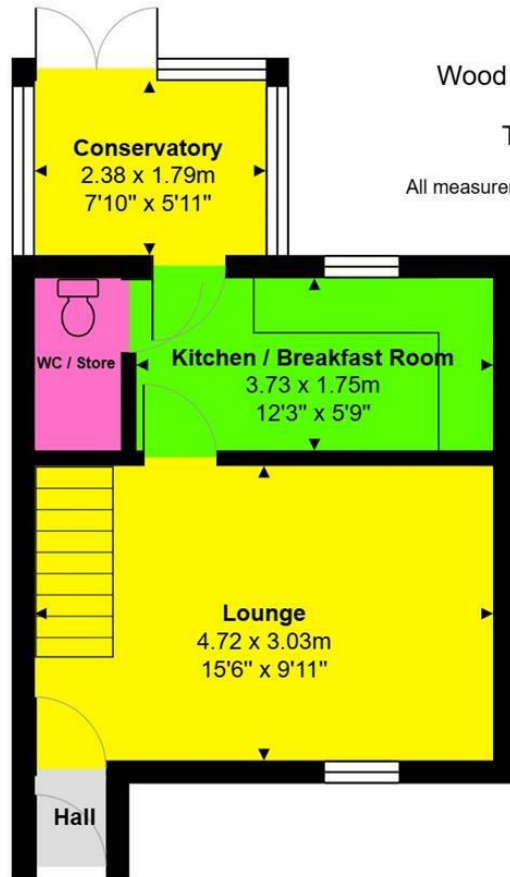
There is a brick built Garage with up and over door to the frontage, and a pedestrian door and window into the garden.

Outside

There is a front garden, with well stocked flower and shrubbery arrangements, and a block paved driveway to the side offering ample off road parking and leading up to the Garage.

There is a gated access into the rear courtyard style gardens for easier maintenance. It is Enclosed by fencing.

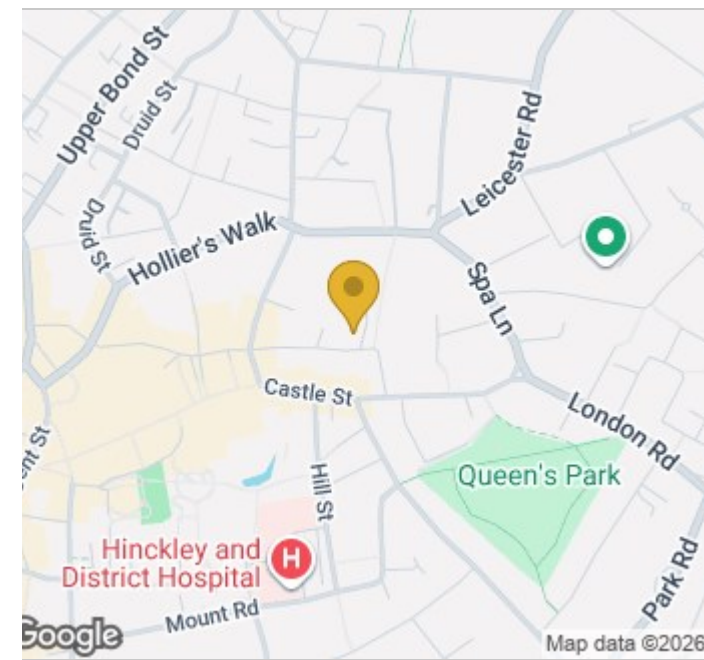




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Total Area: 52.7 m² ... 567 ft²

All measurements are approximate and for display purposes only



There is a turning onto Wood Street from New Buildings/Stockwell Head, follow the Road along and turn left onto Wood Street Close and the house and garage is on the immediate left hand side. For SATNAV/GPS users the postcode is LE10 1JS.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
	EU Directive 2002/91/EC	

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