Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T **01455 890480** E **sales@scrivins.co.uk** W **scrivins.co.uk**



8 HILL STREET, HINCKLEY, LE10 1DT

OFFERS OVER £130,000

NO CHAIN. Traditional two bedroom terrace house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus services, takeaways, public houses and good access to major road links. The property benefits from vinyl flooring, gas central heating with gas combination boiler and UPVC SUDG. Offers lounge, dining kitchen, rear lobby and separate WC. Two good bedrooms and bathroom with shower. Paved rear yard. Viewing highly recommended.







TENURE
Freehold
Council Tax band A

ACCOMMODATION
UPVC SUDG front door to

LOUNGE TO FRONT
13'3" x 11'5" (4.04 x 3.5)
With double panelled radiator, TV aerial point, timber cupboard housing the gas, electric meter and fuse board, door to



KITCHEN
8'7" x 5'7" (2.62 x 1.72)
With double panelled radiator, TV aerial point, tile effect vinyl flooring, run of wood effect laminated kitchen cupboard units with brushed chrome handles, built in Beko oven, four ring gas hon and extractor fan above, stainless steel drainer sink, granite effect working surface, tile splashback, further matching range of wall cupboard units, door to



DINING ROOM
11'5" x 9'6" (3.5 x 2.91)
With UPVC SUDG window



LOBBY
5'7" x 3'3" (1.72 x 1.0)
With UPVC SUDG door to the rear garden.

UTILITY/WC
5'9" x 3'3" (1.77 x 1.0)
With low level WC, Matching cupboard units to the kitchen with stainless steel sink and chrome mixer tap, wall mounted Glow worm combination boiler for domestic hot water and gas central heating



FIRST FLOOR LANDING
With loft access.

BEDROOM ONE TO FRONT
11'5" x 10'4" (3.5 x 3.17)
With single panel radiator.



BEDROOM TWO TO REAR
9'6" x 8'5" (2.91 x 2.58)
With single panel radiator, over stairs storage cupboard with shelving and hanging rail.



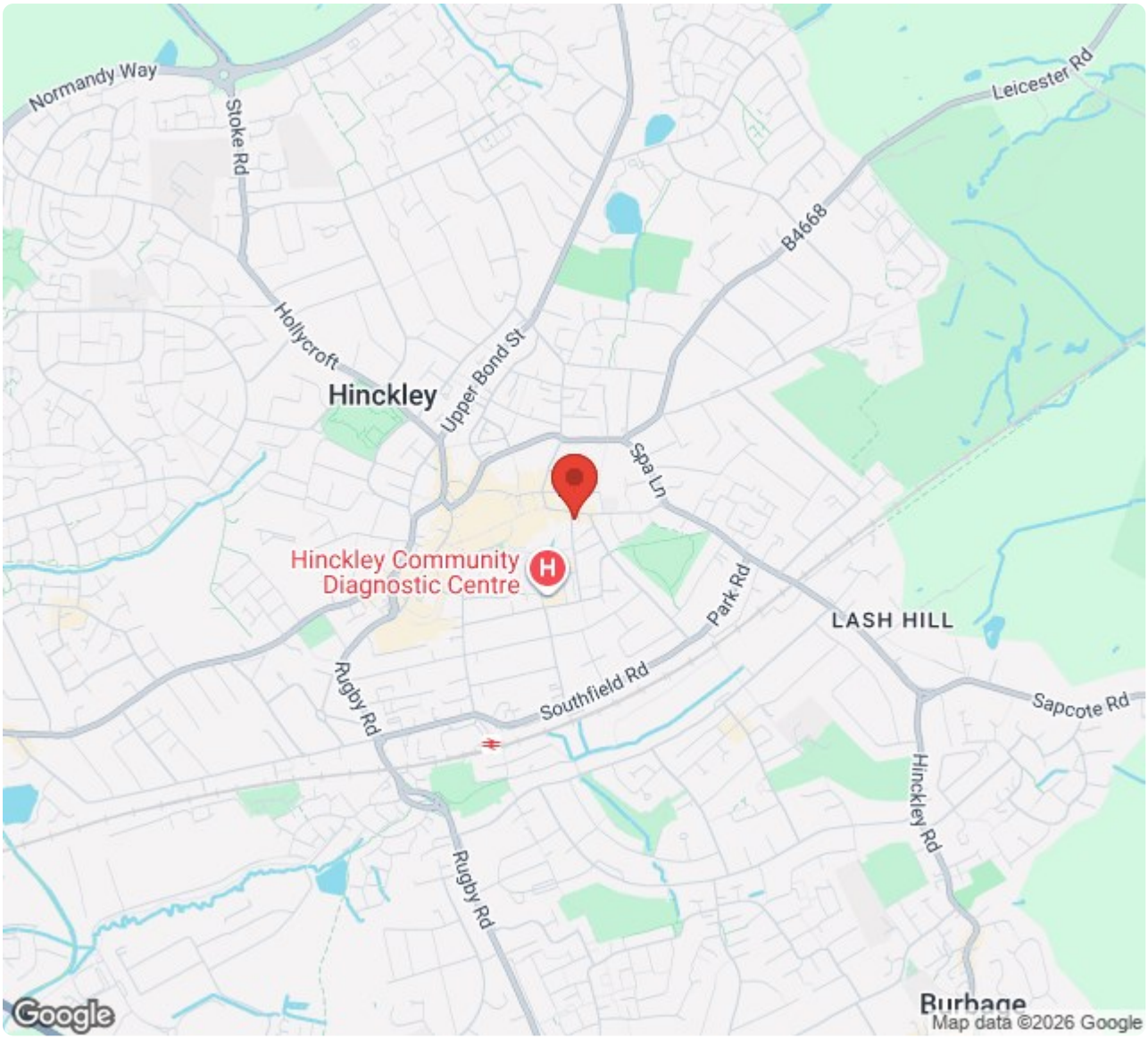
BATHROOM
10'9" x 5'7" (3.28 x 1.72)
With tile effect vinyl flooring, three piece suite consisting of pedestal wash hand basin. chrome mixer tap, low level WC, panelled bath with chrome mixer tap, bar shower above, tiled surrounds, single panel radiator.



OUTSIDE
Outside the property to rear is a concrete slab patio closed with timber fencing beyond which is a neighbouring access path and a raised patio enclosed with fencing.





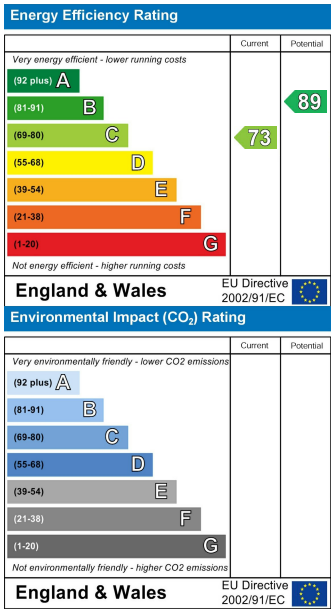


Ground Floor



First Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk