wards
Residential

8 Hill Street, Hinckley, LE10 1DT

£143,500

Freehold

NO CHAIN. In need of modernisation, a spacious traditional two bedroom mid terrace, located in Hinckley town centre. The property is ideal for first time buyer investors and anyone looking to downsize. The accommodation comprises of the following: Lounge, Kitchen Diner with a range of base and wall units, Lobby and Cloakroom. First Floor - 1 Double Bedroom, 1 Single Bedroom and Bathroom with shower. Outside - Small courtyard and paved area. Additionally this property benefits from having both gas fired central heating and part double glazing.

Living Room

4.04 x 3.5 Meters

UPVC front door and UPVC double glazed window to the front elevation with carpeted flooring.

Dining Room

3.5 x 2.91 Meters

UPVC double glazed window to the rear elevation with carpeted flooring.

Kitchen

2.62 x 1.72 Meters

Modernised galley kitchen comprising wooden wall and base units with contrasting working surfaces over. Gas hob with single oven under and extractor over. Stainless steel sink with drainer and tiled around wet areas. UPVC double glazed window to the side elevation.

Lobby

1.72 x 1 Meters

UPVC double glazed door to the rear garden.

Utility/WC

1.77 x 1.72 Meters

Continuing the wooden base units and contrasting working surfaces from the kitchen. Low flush WC, Stainless steel sink with drainer and window to the rear elevation.

Bedroom 1

3.5 x 3.17 Meters

With UPVC double glazed window to the front elevation.

Bedroom 2

2.91 x 2.58 Meters

UPVC double glazed window to the rear elevation and over stairs storage cupboard.

Bathroom

3.28 x 1.72 Meters

Fitted with a three-piece white suite comprising low flush WC, pedestal sink and bath with shower over. Tiled around wet areas and UPVC double glazed window to the rear elevation.

Outside

Paved easy maintenance rear garden and courtyard enclosed by timber picket fencing.

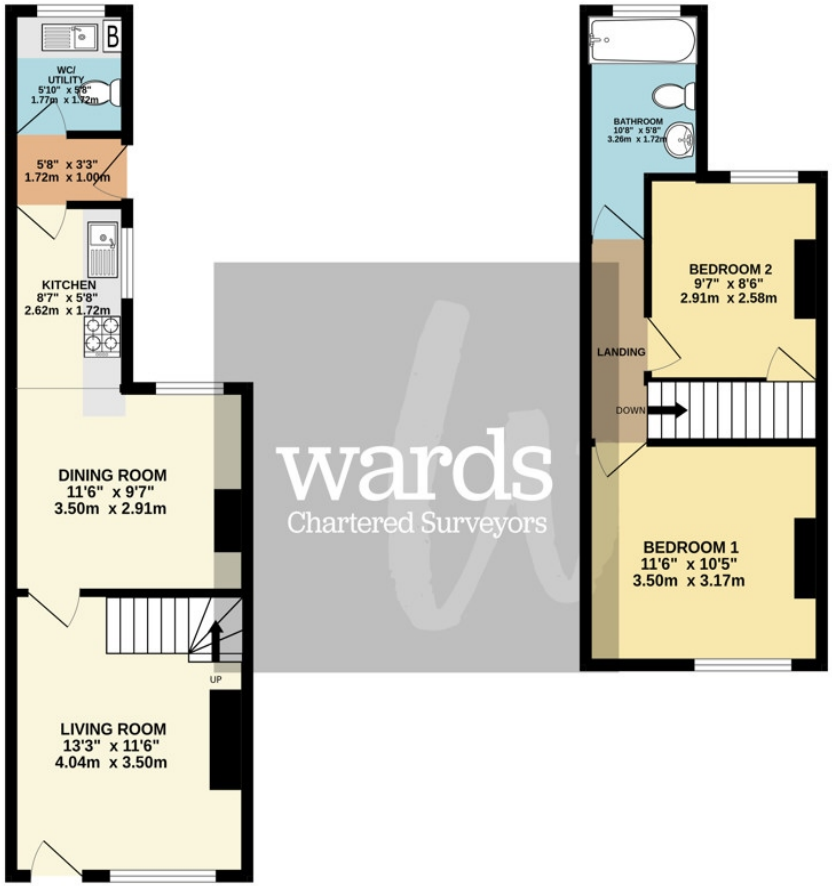
EPC Rating - C (73)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

These particulars, whilst intended & believed to be accurate are set out as a general outline only 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.

wards
Residential

20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk

naea | propertymark PROTECTED

RICS® Regulated by RICS

Ward Surveyors Limited - Registered in England No.4567836