



35 Tudor Road

, Hinckley, LE10 0EF

Offers In The Region Of £220,000



An attractive 2 bedroom, end terraced house, ideally located in one of Hinckley's most popular locations. The property has been maintained to a high standard throughout and has the additional benefits of gas central heating, PVCu double glazing, attractive lounge, modern fitted breakfast kitchen/dining room, 2 good sized bedrooms, modern shower room, 2 car driveway and enclosed landscaped rear garden.

The property is located close to all local amenities, including local shops and schools. Major road links such as the A5, M69, M6 and M5 are within counting distance of the property.

VIEWING ESSENTIAL.



Reception hall. 3'10" x 3'5" (1.19 x 1.06)
Staircase to the first floor and obscure PVCu double glazed front door.

Attractive lounge (front). 15'8" (max) x 12'9". (4.78 (max) x 3.90.)
PVCu double glazed window, radiator and an electric fire in attractive fireplace surround.

Modern breakfast kitchen /dining room (rear). 15'5" x 11'0". (4.71 x 3.36.)
Feature composite sink, range of attractive base and wall units (11 base and 8 wall inclusive of a tall cupboard) finished in high gloss graphite, with contrasting work surfaces inclusive of breakfast bar, split level gas hob, electric (fan assisted) oven, extractor fan, washing machine, space for a dish washer, ladder style radiator, ceramic wall tiling, PVCu double glazed rear door, PVCu double glazed window and carbon monoxide alarm.

First floor landing. 6'3" x 2'7". (1.93 x 0.80.)
Roof void access hatch.

Bedroom 1 (front). 12'10" x 11'0". (3.92 x 3.36.)
PVCu double glazed window, radiator, alcove and fitted double wardrobe.

Bedroom 2 (rear). 12'0" x 10'4" (3.66 x 3.16)
PVCu double glazed window and radiator.

Modern shower room (rear). 9'3" x 5'6". (2.82 x 1.68.)
Suite in white, walk-in mixer shower with side screen, wash hand basin in vanity, low flush wc, ceramic floor tiling, obscure PVCu double glazed window, ladder style radiator, tall cupboard finish in high gloss white and downlights to the ceiling.

Outside.
Front garden with 2 car driveway and side gated access to the rear garden.

Landscaped rear garden, with established lawn, pergola, paved patio, and water tap.

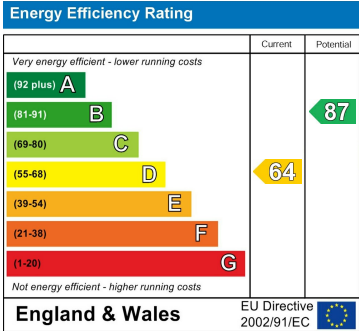
Area Map



Floor Plans



Energy Efficiency Graph



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