wards
Residential

22 Edward Street, Hinckley, LE10 0DL

£145,000

Freehold

NO CHAIN. In need of modernisation, a spacious traditional two bedroom mid terrace, located near the heart of Hinckley and providing excellent access to the towns many amenities, shops and good local schools. The property is ideal for first time buyer investors and anyone looking to downsize. The accommodation comprises of the following: Lounge, Dining Room and Kitchen. First Floor - two double Bedrooms and family Bathroom. Externally, there is a low maintenance garden to the rear and two outhouses. UPVC double glazing and gas central heating.

Living Room

3.65 x 3.58 Meters

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

Dining Room

3.81 x 3.65 Meters

With gas fire housing the back boiler, UPVC double glazed window to the rear elevation and laminate flooring.

Kitchen

2.74 x 2.24 Meters

Fitted with a range 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 and back door into the garden.

Bedroom 1

3.65 x 3.58 Meters

UPVC double glazed window to the front and over stairs cupboard.

Bedroom 2

3.81 x 2.71 Meters

UPVC double glazed window to the rear.

Bathroom

3.9 x 2.24 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 with two bricked outhouses.

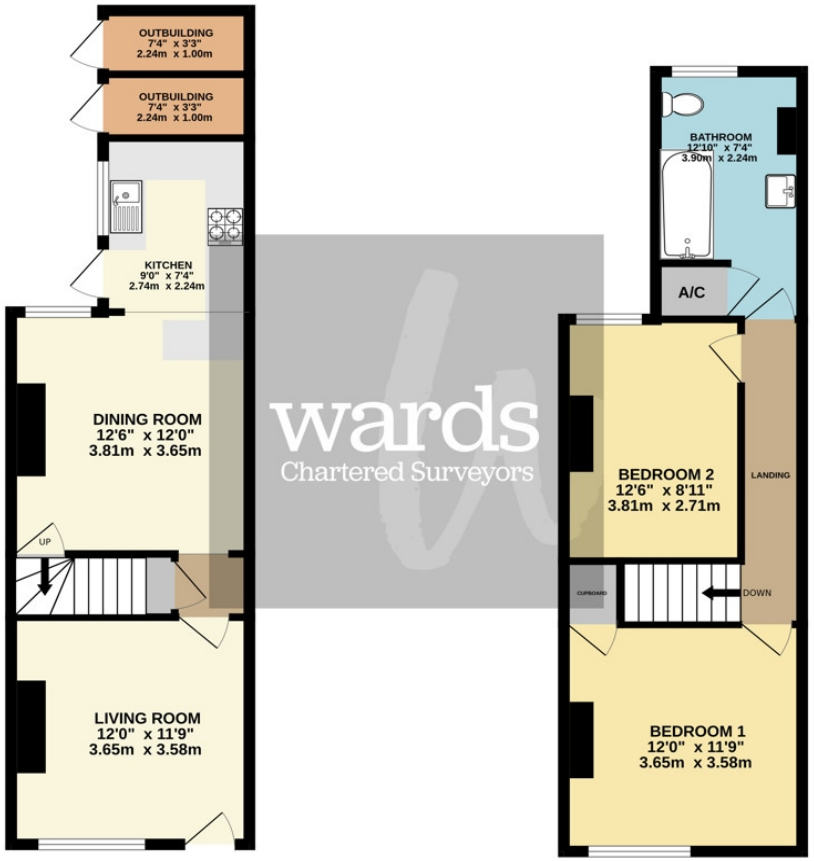
EPC Rating - D (56)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.
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