Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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120 TUDOR ROAD, HINCKLEY, LE10 0EH

£200,000

NO CHAIN, Traditional bay fronted terraced house. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus station, schools, doctors, dentist, leisure centre, Asda & Morrisons, Richmond Park and good access to major road links. In need of some modernisation benefiting from feature fireplace, fitted wardrobes and UPVC SUDG. Accommodation offers entrance hallway, lounge diner, kitchen, utility room, separate WC and shower room. Three bedrooms. Hard landscaped front and rear gardens with shed. Carpets, curtains and light fittings included.







TENURE
Freehold
Council Tax band B

ACCOMMODATION
UPVC SUDG front door to the

ENTRANCE HALLWAY
With stairway to the first floor, smoke alarm and wood and glazed interior door to the

LOUNGE DINER TO FRONT
23'8" x 11'8" (7.23 x 3.57)
With feature fireplace with back boiler, TV aerial point, feature archway, radiator, wooden and glazed door to the





KITCHEN TO REAR
10'3" x 8'6" (3.14 x 2.61)
With a range of floor standing fitted kitchen units with roll edge working surface above and inset stainless steel drainer sink with mixer tap, space for a cooker and with extractor above and full height space for a fridge freezer. A further range of matching wall mounted cupboard units, tiled splashbacks, vinyl flooring, UPVC SUDG door to the rear garden and a further wooden interior to



UTILITY ROOM TO SIDE
4'6" x 6'11" (1.39 x 2.13)
With wooden interior door to



SEPARATE WC
4'5" x 3'2" (1.37 x 0.98)
With low level WC and vinyl flooring.



SHOWER ROOM
4'6" x 7'3" (1.39 x 2.22)
With shower cubicle with electric shower attachment and glass shower door, vanity sink unit with double cupboard beneath, radiator and extractor fan.



FIRST FLOOR LANDING
With wood panelled sliding door to a storage cupboard with shelving. Ladder access into the attic room with radiator, lighting and power and housing the water tank. White panelled interior door to



BEDROOM ONE TO FRONT
13'9" x 11'9" (4.20 x 3.60)
With a range of fitted wardrobes with cupboards above and radiator.



BEDROOM TWO TO REAR
8'11" x 7'10" (2.73 x 2.41)
With radiator.



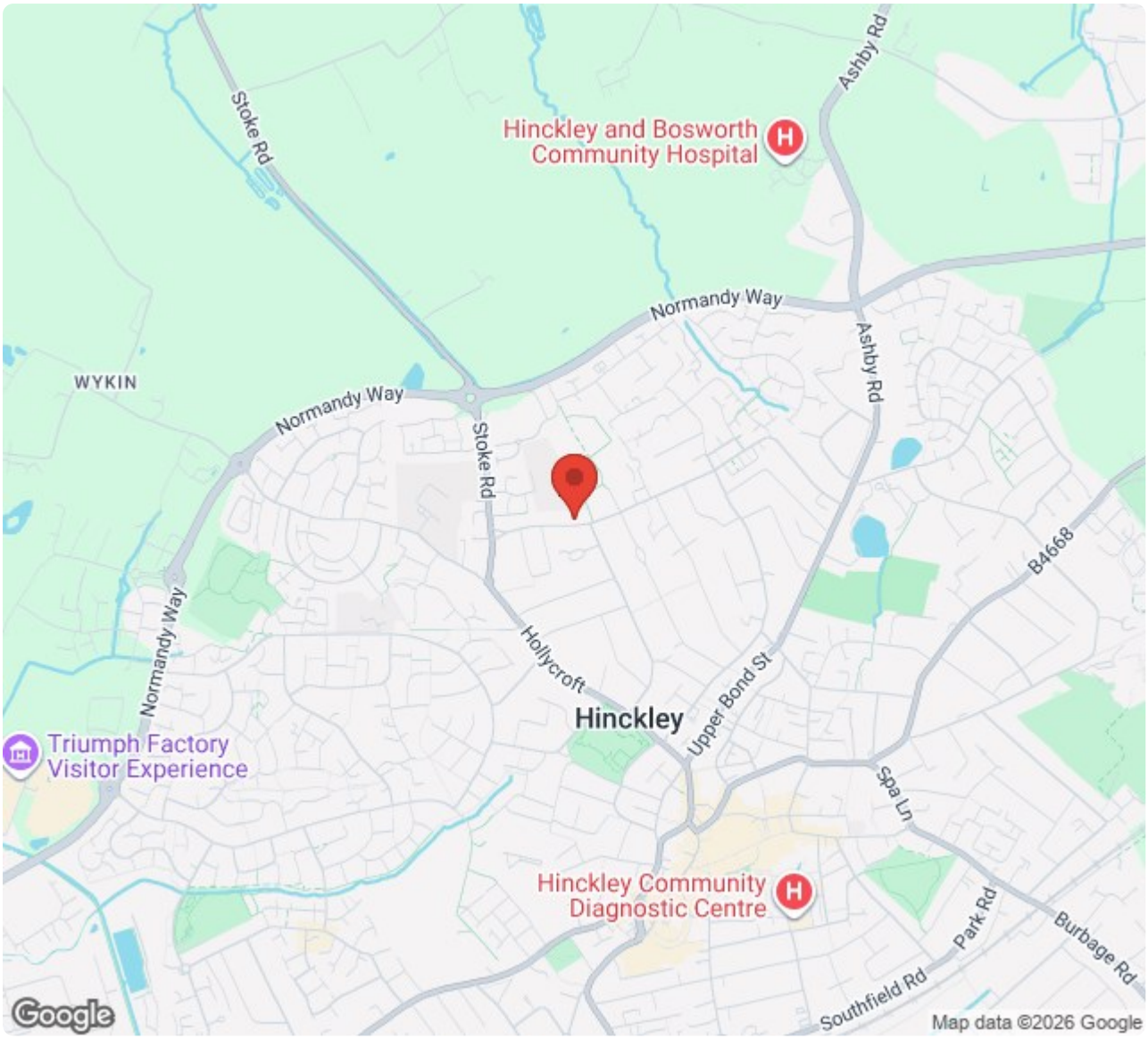
BEDROOM THREE TO REAR
7'6" x 7'11" (2.29 x 2.42)
With radiator.



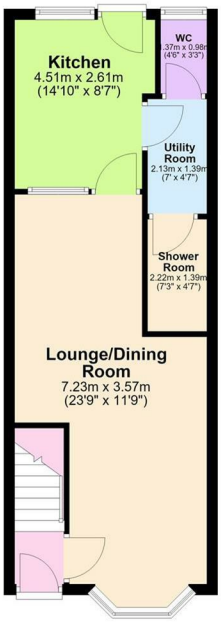
OUTSIDE
Outside the property is situated set back from the road with a front garden that is principally laid in stone with border to side and a slabbed pathway leading to the front door. Access down the left hand side of the property through a pedestrian gate leads to the good sized fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property. Steps lead down to the remainder of the garden with a slabbed pathway down the centre. There is a further patio area at the bottom of the garden with surrounding borders and a timber shed.



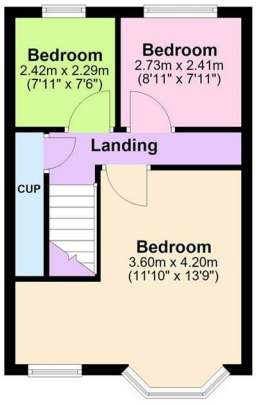


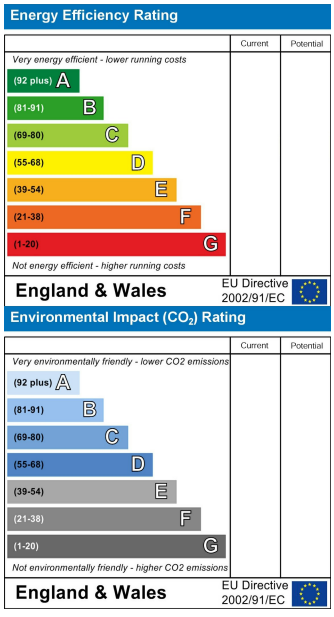


Ground Floor



First Floor





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