



Connells

Wykin Road  
Hinckley



### Property Description

Well presented 2 bedroom modern town house, Sought after location within walking distance of local shops, doctors, town centre, Morrisons and local parks.

Good access to major road links.

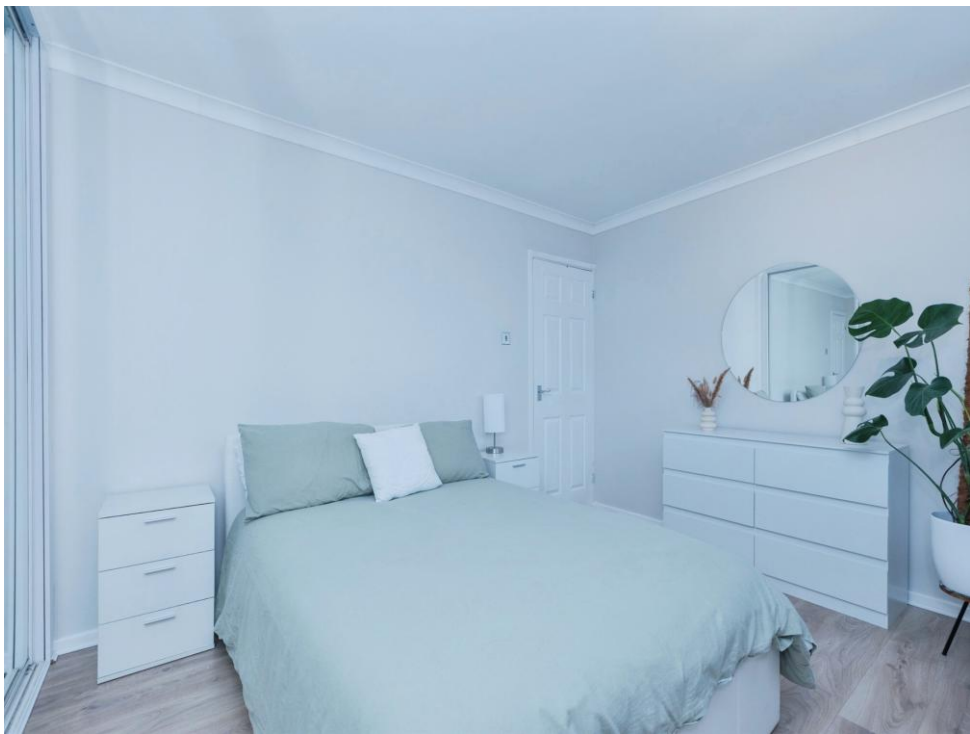
Well presented throughout, benefiting from gas central heating and double glazing.

Comprising of entrance porch, lounge, kitchen diner, 2 well proportioned bedroom and family bathroom, driveway, front and rear enclosed garden, viewing is essential to truly appreciate this property.

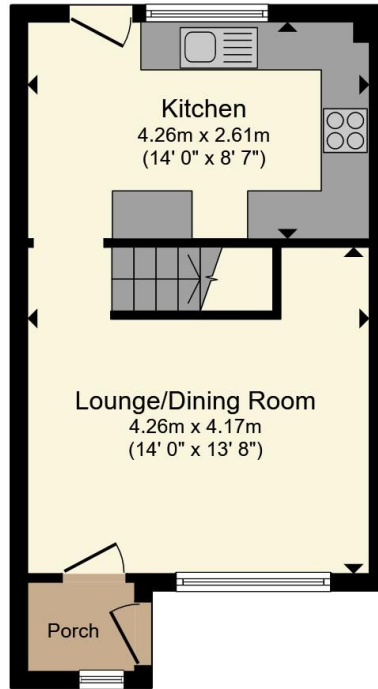
house, Sought after location within walking distance of local shops, doctors, town centre, Morrisons and local parks.



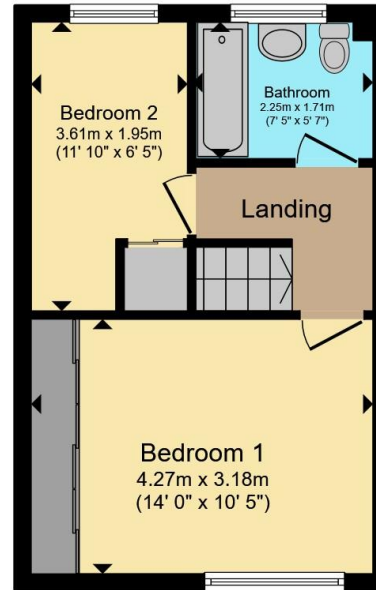








**Ground Floor**



**First Floor**

Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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88 Castle Street  
HINCKLEY LE10 1DD

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313782](http://connells.co.uk/Property/HIN313782)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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