



Property Description

Wright & Wright are pleased to offer for sale this two bedroomed mid terrace property situated in a popular location close to the town centre. The property benefits from gas fired central heating and double glazing. The accommodation comprises of Lounge, Breakfast Kitchen. Two Bedrooms and Bathroom, with a useful laundry room and store situated outside. Both front and rear gardens are easily maintained. No chain.

Lounge 4.00m x 3.64m (13' 1" x 11' 11")

having uPVC double glazed window to front, ceiling light point and coving, double radiator, television aerial point, wooden fireplace with tiled hearth and gas fire. Door to Stair lobby, and door to...

Breakfast Kitchen 3.90m x 3.61m (12' 10" x 11' 10") plus recess

having uPVC double glazed window to rear, ceiling light point, double radiator, tiled flooring, range of matching wall and base units, gas cooker point, integrated dishwasher, single bowl drainer sink unit with mixer taps, walk in storage/pantry, part glazed uPVC double glazed door to rear.

Stairs Lobby & Landing

With stairs leading to landing with two ceiling light points and doors off.

Bedroom One 3.99m x 3.69m (13' 1" x 12' 1")

having uPVC double glazed window to front, ceiling light point, double radiator, build in cupboard.

Bedroom Two 3.62m x 3.29m (11' 11" x 10' 10")

having uPVC double glazed window to rear, ceiling light point, single radiator, build in cupboard.

Bathroom 2.71m x 1.60m (8' 11" x 5' 3")

having uPVC double glazed window to rear, ceiling light point, single radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

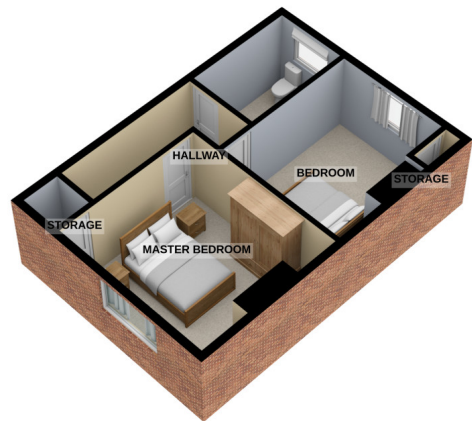
Outside

having low maintenance foregarden with retaining iron fencing. Rear garden with access in common with adjoining properties is mainly paved with low maintenance garden, external tap. UTILITY AREA having uPVC double glazed window, light, Belfast sink. Brick Store offering storage.

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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3 Charnwood Road
HINCKLEY
LE10 1PX

Energy rating

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Valid until
21 August 2033

Certificate number
2799-3029-1208-0007-6204

