



13 QUEENS ROAD, HINCKLEY, LE10 1ED  
OFFERS OVER £140,000





### **RENOVATORS PARADISE:**

Nestled in a prime location just a few minutes' walk from the vibrant town centre, this three-bedroom, three-storey mid-terrace property presents an exciting opportunity for those with a flair for renovation. Ideal for a first-time buyer seeking a project, an astute investor expanding their buy-to-let portfolio, or for the more ambitious, a potential House in Multiple Occupation (HMO), this residence is a canvas awaiting transformation.

### **LAYOUT AND POTENTIAL:**

Spread across three well-proportioned stories, this property boasts generous-sized rooms that provide a perfect canvas for internal alterations. The potential for reconfiguration and customization is vast, allowing the creative homeowner to mould the space to their unique vision.

### **PRIVATE BACK GARDEN:**

A hidden gem awaits at the rear—a good-sized private back garden, offering a tranquil escape not





overlooked by neighbouring properties. Green thumbs will appreciate the ample space for gardening projects, turning this outdoor oasis into a personalized retreat.

### **RENOVATION SCOPE:**

The renovation required is predominantly cosmetic, offering a perfect opportunity for personalization. Some plastering and boarding, a potential partial rewire, new flooring, and a modern kitchen are on the to-do list. The property, already equipped with double glazing, a modern combi boiler, and uPVC doors, and a free standing clawfoot bath form a sturdy foundation for a stylish and contemporary finish.

### **LOCATION AND AMENITIES:**

The property's fantastic location ensures convenience, being just a stone's throw away from the town centre. Excellent transport links, local schools, shopping options, and The Parade contribute to the property's appeal. Ample on-street parking ensures accessibility for residents and guests alike.



### **ORIGINAL FEATURES AND CHARACTER:**

Maintaining its historical charm, the property boasts numerous original features that have been lovingly retained. These features add a unique character to the home, providing a glimpse into its rich history.

### **COUNCIL TAX AND EPC:**

The property falls within Council Tax Band A, offering affordability for the homeowner. The Energy Performance Certificate (EPC) details will be confirmed shortly.

### **SUMMARY:**

This property isn't just a home; it's a rare opportunity to add value at every turn. With a vision and a touch of creativity, one can breathe new life into this residence, restoring it to its former glory. Whether you're a first-time buyer seeking a personalized haven, an investor eyeing a profitable venture, or an ambitious individual considering an





HMO project, this property offers endless possibilities.

In summary, seize the chance to make your mark on this renovator's paradise—a place where potential meets opportunity, and every improvement adds a layer of character to an already charming canvas. The journey to transforming this house into a home brimming with history and individuality awaits its visionary new owner.



**LOUNGE:**

13' 6" x 12' 0" (4.13m x 3.67m)

**DINING ROOM**

14' 6" x 12' 0" (4.44m x 3.66m)

**KITCHEN**

14' 6" x 6' 5" (4.43m x 1.98m)

**FRONT BEDROOM**

11' 5" x 13' 2" (3.50m x 4.02m)

**REAR BEDROOM**

12' 0" x 9' 2" (3.67m x 2.81m)

**BATHROOM**

9' 3" x 4' 5" (2.82m x 1.36m)

**3RD FLOOR BEDROOM**

8' 3" x 13' 3" (2.53m x 4.04m)

**3RD FLOOR SHOWER ROOM**

6' 11" x 13' 2" (2.12m x 4.03m)



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