



Threeways Hill Street, Hinckley Hinckley

Offers in Region of £480,000



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Threeways Hill Street

Hinckley, Hinckley

THE OWNER IS ONLY OFFERING VIEWINGS TO BUYERS IN A POSITION TO PROCEED ONLYTHE PROPERTY REQUIRES A PROGRAMME OF MODERNISATION however retaining its charm and character is this elegant Edwardian detached home with four bedrooms and gas fired central heating.. With the back garden bordering Argent's Mead, this residence is perfectly situated in the centre of Hinckley, offering convenient access to the town centre, pharmacy and doctor's surgery, and leisure centre. This historic residence was personally designed and constructed by Sidney John Walker, an architect with close ties to the community in the early 1900s.

Briefly comprising; Entrance hall way with cloakroom and w/c, living room, sitting room, dining room, kitchen., pantry, utility spaces, cellar. Upstairs you will find four double bedrooms (two with sinks), bathroom, toilet and shower room. The exterior has land surrounding the property with rear lawn and ample off road parking and gated driveway - all is not overlooked and private!

This home is part of a conservation area, the area providing great access to the A5, A47 and M69. This home is a must see, viewing highly advised.

Council Tax Band D & EPC Rating D.

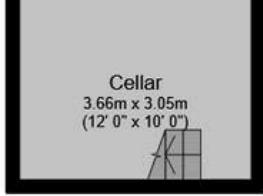
Council Tax band: D

Tenure: Freehold

- Detached Edwardian Residence
- Four Spacious Bedrooms
- Downstairs W/C + Additional Shower Room
- Cellar
- Sizeable Plot







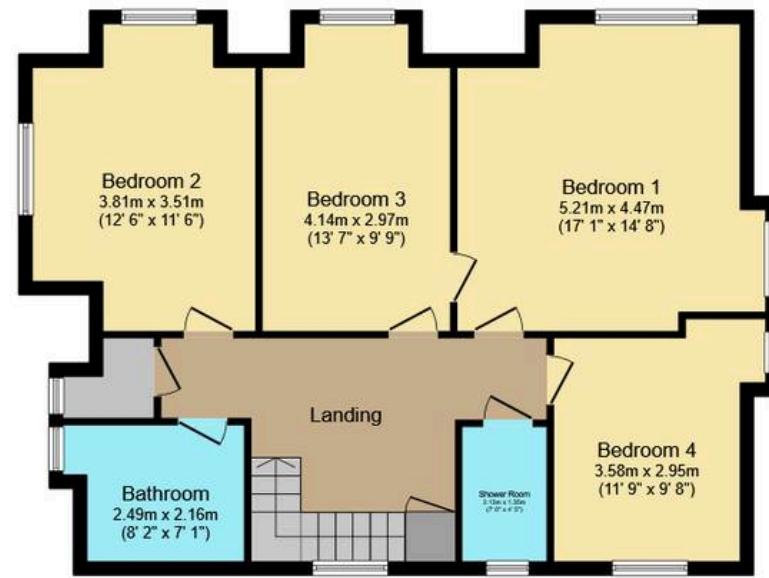
Cellar

Floor area 11.1
sq.m. (120 sq.ft.)



Ground Floor

Floor area 99.4 sq.m. (1,070 sq.ft.)



First Floor

Floor area 89.1 sq.m. (959 sq.ft.)

Total floor area: 199.7 sq.m. (2,149 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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