

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk



15 SPENCER STREET, HINCKLEY, LE10 1RB

OFFERS OVER £105,000

NO CHAIN. CASH BUYERS PREFERRED. Spacious traditional terraced house. Popular and highly convenient location within walking distance of the town, The Crescent, local schools, Hollycroft Park, the Leisure Centre, bus and train stations, Doctors, Dentists and with good access to major road links. In need of updating. Benefits from gas central heating and UPVC SUDG. Offers lounge, dining room and extended kitchen. 2 double bedrooms and bathroom. Rear yard, garden and driveway. Contact Agents to view



TENURE
FREEHOLD

ACCOMMODATION

UPVC SUDG front door to

FRONT LOUNGE

11'11" x 11'2" (3.64 x 3.41)

with brick fireplace. Double panelled radiator.

INNER LOBBY

with built in storage cupboard and shelving. Door to useful understairs storage cupboard housing the meters

REAR DINING ROOM

11'11" x 12'2" (3.65 x 3.72)

with double panelled radiator. Thermostat for central heating system. Door and stairway to first floor



EXTENDED KITCHEN TO REAR

6'4" x 15'2" (1.94 x 4.64)

with single drainer stainless steel sink unit with cupboards beneath. Further floor mounted cupboard units with roll edged working surfaces above. Further wall mounted cupboard units. Appliance recess points. Electric cooker point. Plumbing for automatic washing machine



FIRST FLOOR LANDING

FRONT BEDROOM ONE

11'11" x 11'3" (3.65 x 3.43)

with radiator. Built in storage cupboard over the stairs with loft access above



BEDROOM TWO TO REAR

12'3" x 9'0" (3.74 x 2.75)

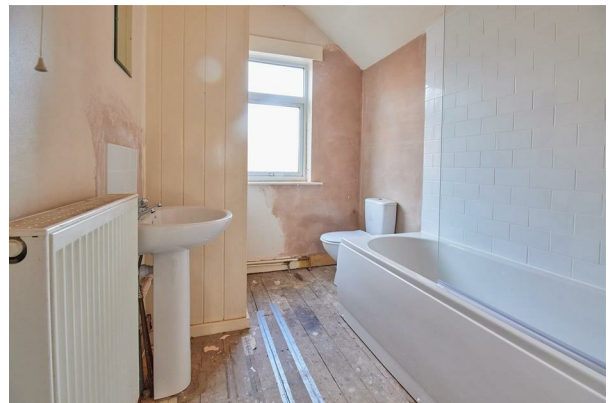
with built in storage cupboards and wardrobes. Radiator



BATHROOM TO REAR

6'5" x 8'9" (1.96 x 2.68)

with panelled bath, pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator. Door to airing cupboard housing the gas combination boiler for central heating and domestic hot water



OUTSIDE

The property is set back from the road, having a slabbed rear yard adjacent to the rear of the house, beyond which is a paved rear garden with a timber shed. Double timber gates lead to a driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Scrivins & Co
ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk

