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83 CLARENCE ROAD, HINCKLEY, LE10 0PJ

ASKING PRICE £165,000

NO CHAIN. Traditional terraced property of character. Sought after and convenient tree lined road within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentist, leisure centre, parks, bars and restaurants and good access to major road links. The property benefits from feature fireplaces, ceramic tiled flooring, gas central heating and UVPC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Two good bedrooms and bathroom with shower. Front and rear gardens with brick stores. Viewing highly recommended. Ideal Buy to Let investment or First time buy.



TENURE

Freehold

Council Tax Band A

EPC Rating E

ACCOMMODATION

Open pitched and tiled canopy porch, attractive composite front door to

FRONT LOUNGE

10'11" x 11'8" (3.34 x 3.58)

With double panelled radiator, feature fireplace with tiled hearth and backing, picture rails and dado rails. TV aerial point. Wooden and glazed door to



REAR DINING ROOM

10'11" x 15'0" (3.33 x 4.59)

With double panelled radiator, door to useful under stairs storage cupboard which houses the electric consumer unit, electric meter.



FIRST FLOOR LANDING

With loft access, wood panelled door to

REAR KITCHEN

9'11" x 6'6" (3.04 x 2.00)

With a range of floor standing kitchen units in white gloss with integrated oven and grill with four ring hob above and stainless steel extractor hood above with tiled splashbacks. Further range of wall mounted cupboard units, plumbing for automatic washing machine, radiator, UPVC SUDG door to outside. Ceramic tiled flooring,



FRONT BEDROOM ONE

10'10" x 11'5" (3.32 x 3.49)

With double panelled radiator, door to built in wardrobe with rails. Door to



REAR BEDROOM TWO

11'11" x 7'10" (3.64 x 2.41)

With feature Victorian fireplace, radiator, wooden and glazed door to



REAR BATHROOM

6'4" x 10'2" (1.95 x 3.10)

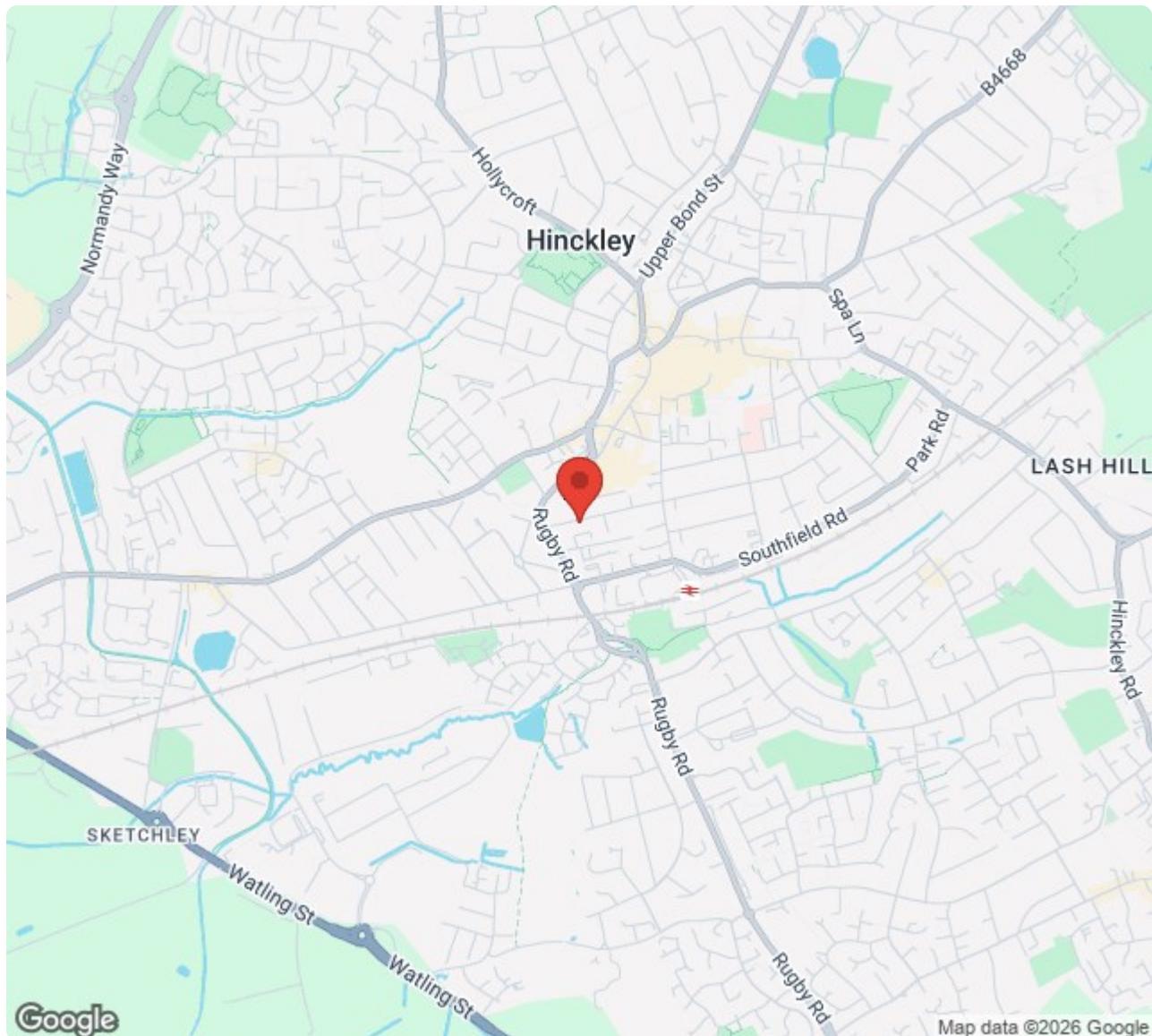
With white suite consisting panelled bath, electric shower above and tiled surrounds. Vinyl flooring, low level WC, pedestal wash hand basin. Cupboard housing the Baxi gas combination boiler for central heating and domestic hot water.



OUTSIDE

The property is set back from the road, with a paved front garden with a picket fence. Gas meter. Access via UPVC SUDG kitchen door. Block paved rear yard with two brick built outhouses. Shared pathway and double wrought iron gates lead to fenced rear garden with a slabbed patio.





Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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