

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 1 CLIVES WAY, HINCKLEY, LE10 0EU

**AUCTION GUIDE £140,000**

TRADITIONAL AUCTION CASH BUYERS ONLY!

For more information or to register your interest please visit the auction page on our website.

Bay fronted extended traditional semi detached bungalow. Sought after and convenient location within walking distance of the town centre including shops, schools, doctors, dentists, leisure centre, train and bus stations, Hollycroft park and good access to major road links. In need of full modernisation throughout the property benefits from feature fireplace, coving, UPVC SUDG and gas central heating. Offers kitchen, lounge, inner hallway, hobby room and conservatory. Two good sized bedrooms and shower room. Driveway to garage. Front and enclosed rear garden. Viewing highly recommended.

Fees Apply.





## TENURE

Freehold

Council tax band B

## ACCOMMODATION

UPVC SUDG door into the garage. UPVC SUDG door to

### KITCHEN TO FRONT

9'10" x 10'4" (3.00 x 3.15)

A fitted kitchen with a range of floor standing cupboard units with working surfaces above. Inset stainless steel sink with mixer tap above and cupboard beneath. Tiled splashbacks. Gloworm gas condensing boiler. Tiled flooring, single panelled radiator. Loft access offering access to a hobby room which is boarded with light and power. Door to



### LOUNGE TO FRONT

15'11" x 11'11" (4.86 x 3.65)

With fireplace incorporating electric fire with marble hearth and wooden surrounds, coving to ceiling, dado rails. Door to



### INNER HALLWAY

Door to

### BEDROOM TWO TO REAR

11'0" x 10'1" (3.37 x 3.09)

With a range of fitted wardrobes with cupboards above, single panelled radiator.



### BEDROOM ONE TO REAR

15'2" x 10'9" (4.64 x 3.29)

With coving to ceiling, wall mounted gas fire, double panelled radiator. UPVC SUDG sliding door to



### CONSERVATORY TO REAR

6'1" x 9'5" (1.86 x 2.88)

With tiled flooring, fitted blinds, UPVC SUDG door to the rear garden.



### SHOWER ROOM

6'11" x 5'6" (2.12 x 1.68)

With shower cubical and electric shower, low level WC, pedestal wash hand basin, tiled flooring, wall panelling, single panelled radiator.

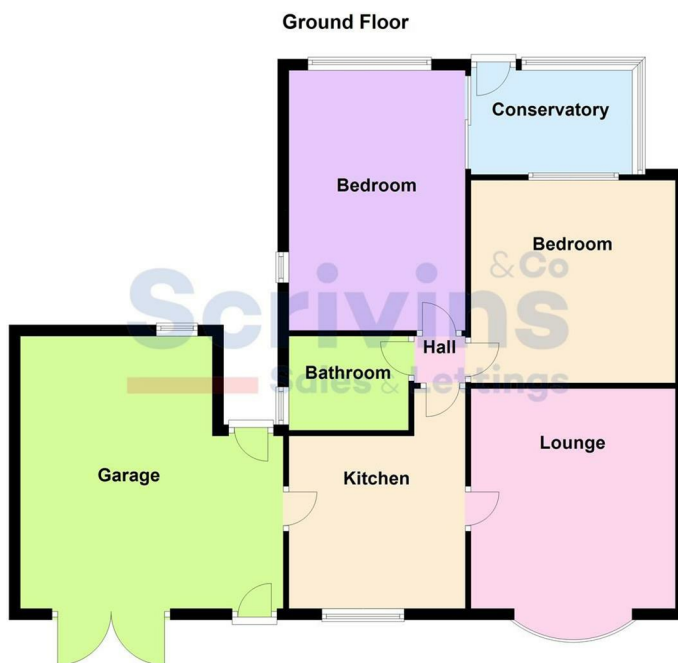
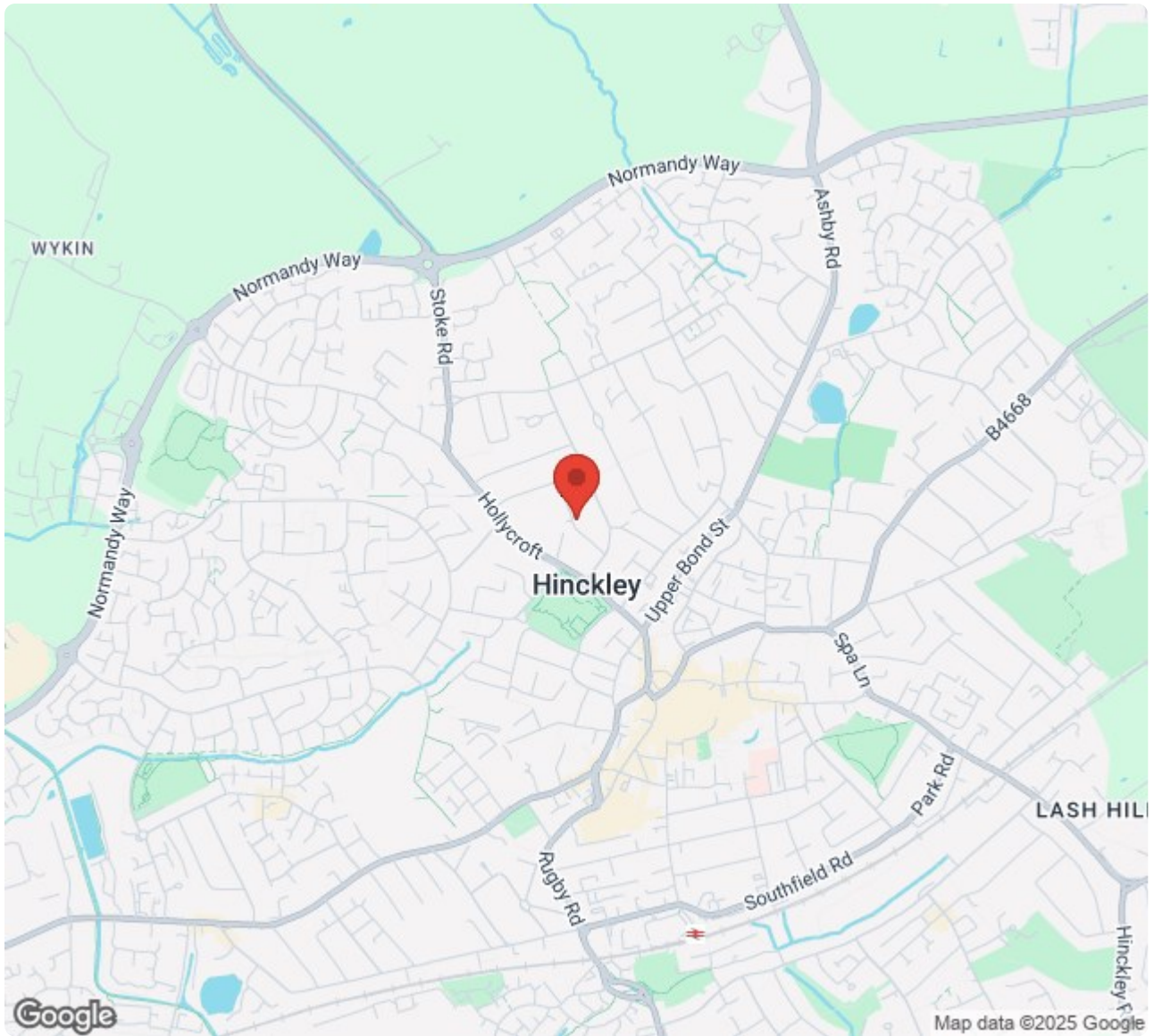


### OUTSIDE

The property is nicely situated, set back from the road screened behind a low brick retaining wall and wrought iron gates which lead to the hard landscaped front garden. A slabbed driveway to side with surrounding beds leads to the garage/ workshop (5.26m X 3.89m). With double timber doors to front, tiled flooring, plumbing for washing machine , light, power and a wooden glazed door to the good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed patio with timber decking. The remainder of the garden is principally hard landscaped for easy maintenance with surrounding beds. Towards the top of the garden is a greenhouse and shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>41</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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