

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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34 MANSION STREET, HINCKLEY, LE10 0AU

OFFERS OVER £130,000

NO CHAIN. Spacious traditional terraced house. Popular and highly convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus station, leisure centre, Hollycroft park, bars and restaurants. In need of updating benefitting from gas central heating and UPVC and SUDG. Offers lounge, dining room and kitchen. 2 double bedrooms and bathroom. Enclosed rear and garden. Contact agent to view



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

UPVC SUDG front door to

LOUNGE

12'7" x 10'5" (3.86 x 3.18)

With original pine flooring, coving to ceiling, ceiling rose. Single panelled radiator. Bespoke metre cupboard housing the gas and electric meter and fuse board. Open fireplace with timber mantle and tiled hearth, TV aerial point. Original pine door to



DINING ROOM

11'11" x 12'3" (3.64 x 3.75)

With under stairs storage with shelving. Single panelled radiator, fireplace with timber mantle, Victorian style fire with tiled hearth. Panelled door to



KITCHEN

5'11" x 7'10" (1.81 x 2.41)

With Terazzo tiled flooring, range of floor standing white gloss kitchen cupboard units, wood effect laminated working surfaces, stainless steel drainer sink with chrome mixer tap. Further matching range of wall cupboard units. UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With stairway and smoke alarm.

BEDROOM ONE TO FRONT

16'1" x 10'5" (4.91 x 3.18)

With single panelled radiator. Door to



BEDROOM TWO TO REAR

12'5" x 12'3" (3.79 x 3.74)

With double panelled radiator. Door to over stairs storage cupboard with shelving and hanging rails, loft access. Bespoke cupboard housing the Worcester combination boiler for domestic hot water and gas central heating. Panelled door to



BATHROOM

6'0" x 7'11" (1.83 x 2.43)

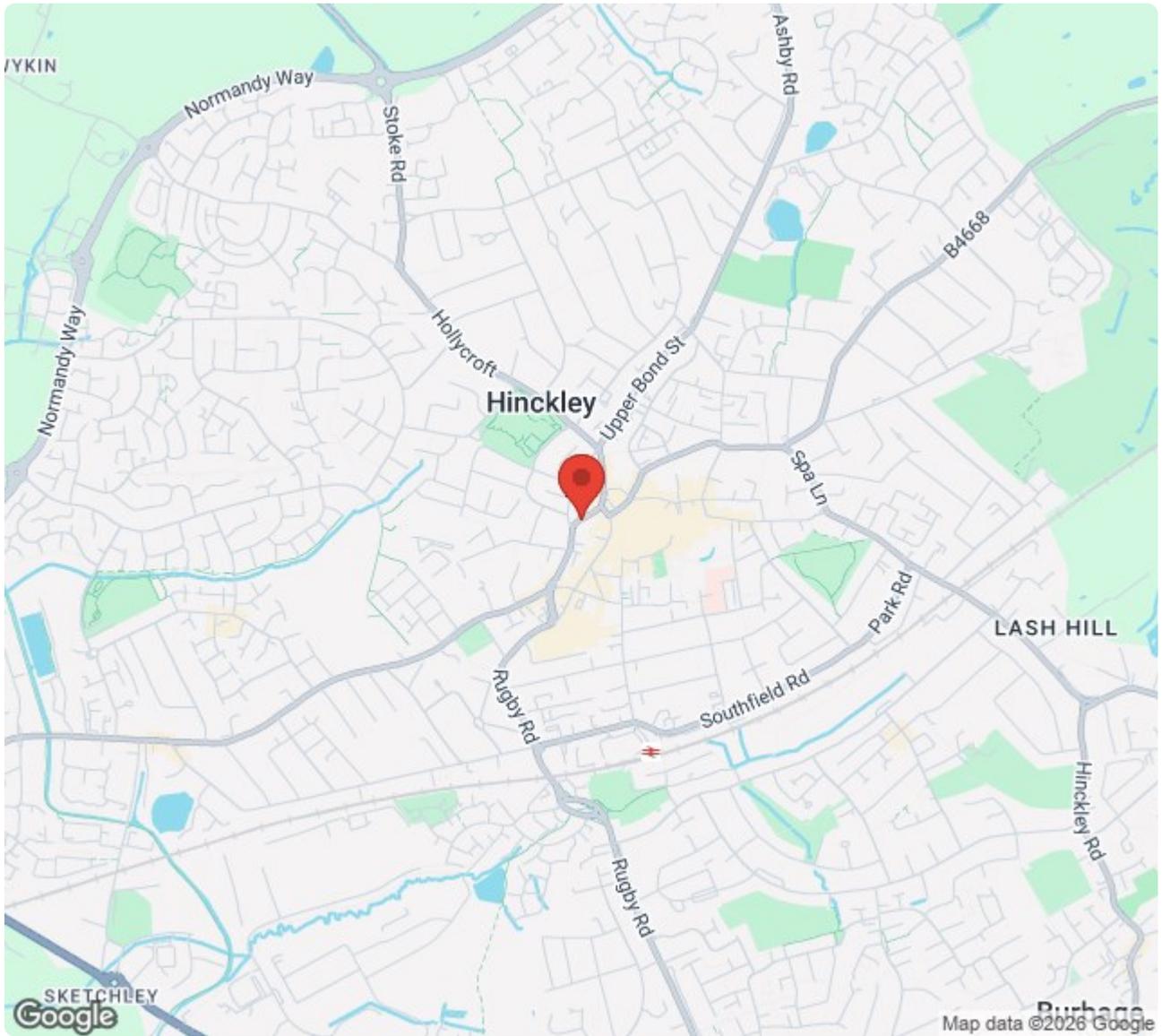
With single panelled radiator, vinyl flooring. Three piece suite consisting of low level WC, pedestal wash hand basin with chrome taps. Large corner bath with chrome taps, hand attachment and bar shower. PVC wall panelling.



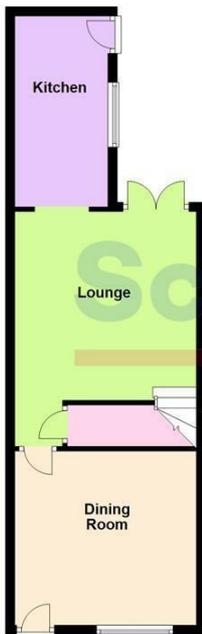
OUTSIDE

The property to rear has a concrete slabbed patio, outbuildings, further area of decorative stone and concrete slabbed patio, the garden is fenced and enclosed with galley entry through the underneath of the house.

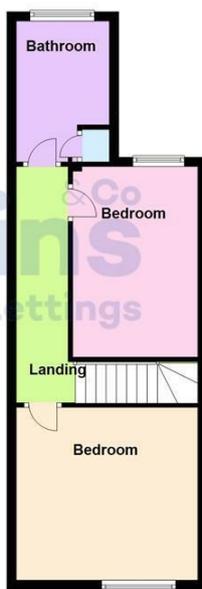




Ground Floor



First Floor



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			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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