

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

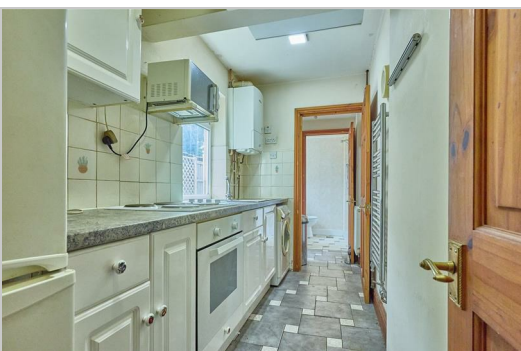
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111 DERBY ROAD, HINCKLEY, LE10 1QE

ASKING PRICE £160,000

NO CHAIN! Attractive traditional terraced house, currently set up as two one bedroom apartments. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentist, leisure centre, parks and with good access to major road links. Well presented including white panelled interior doors, gas central heating UPVC SUDG. Offers lounge, dining room, kitchen, rear lobby & utility room. two double bedrooms, bathroom & kitchenette upstairs. Driveway to front, enclosed rear yard and garden with shed. Viewing recommended.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALL

With single panel radiator, inset spotlight, door to

LOUNGE

11'5" x 15'0" (3.48 x 4.59)

With double panel radiator, wall mounted fuse board, inset spotlight, TV aerial point, space for storage under the stairs, second single panel radiator, door to



BEDROOM

8'4" x 11'10" (2.56 x 3.61)

With double panel radiator.



KITCHEN

5'0" x 11'5" (1.53 x 3.48)

With tiled flooring, a range of white gloss kitchen cupboard units with stone effect working surface, one and a half stainless steel drainer sink, built in oven, four ring electric hob, free standing fridge freezer and washing machine, wall mounted Worcester combination boiler for hot water and gas central heating, tiled splashback, door to



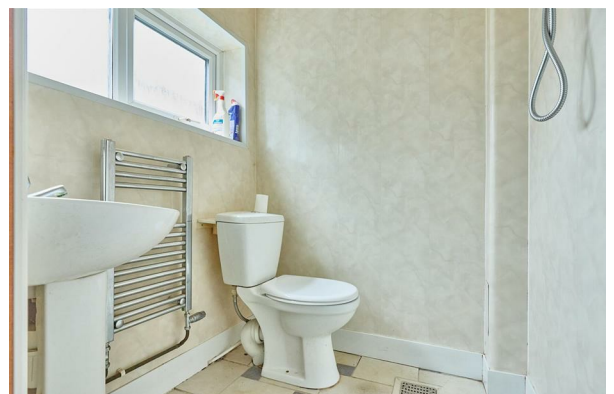
LOBBY

With single panel radiator, UPVC SUDG door to rear garden.

WET ROOM

4'9" x 4'9" (1.46 x 1.46)

With tiled flooring, PVC wall surrounds, pedestal wash hand basin with chrome taps, low level WC, chrome towel heater, bar shower, wet room drain.



FIRST FLOOR LANDING

With door to

LOUNGE

11'6" x 11'11" (3.53 x 3.65)

With double panel radiator, TV aerial point, door to



KITCHENETTE

14'11" x 7'9" (4.55 x 2.38)

With tile effect laminate flooring, white gloss floor standing kitchen cupboard units, stone effect working surface, stainless steel sink with chrome taps, matching wall units, tiled splashback, chrome radiator, wall hung Worcester combination boiler for domestic hot water and gas central heating, inset spotlight, door to



LOBBY

With loft access, door to

BEDROOM

8'5" x 11'9" (2.59 x 3.60)

With double panel radiator, inset spotlights, over stairs storage cupboard with rails and shelves.



BATHROOM

4'2" x 6'3" (1.28 x 1.92)

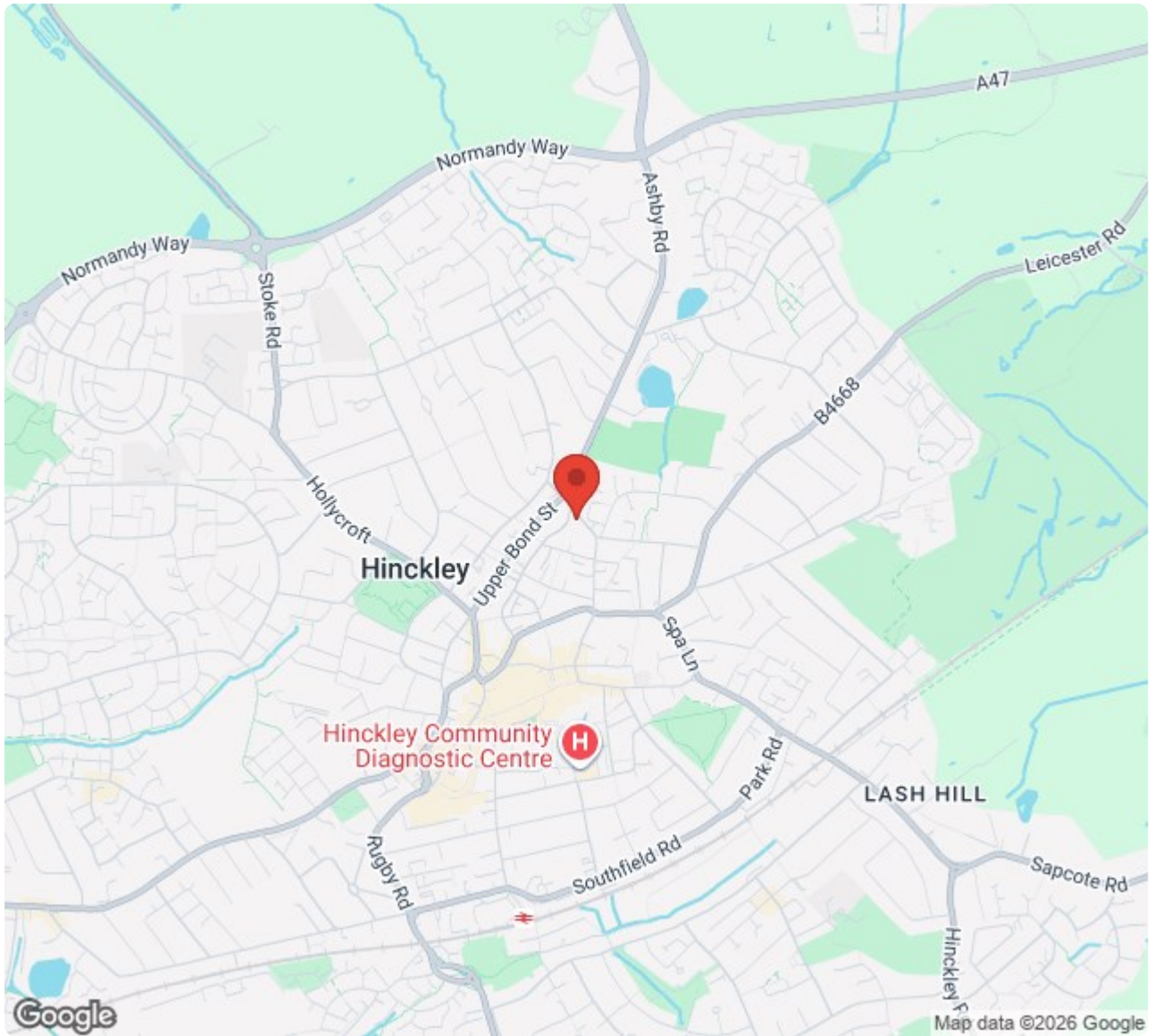
With tile effect laminate flooring, wall hung wash hand basin with chrome mixer tap, low level WC. panel bath with chrome mixer tap and shower attachment, inset spotlight, chrome towel heater.



OUTSIDE

Outside the property to front is a decorative stone driveway for one car, concrete slab path leading to the front door. Outside the property to the rear is a concrete yard immediately outside the property with an outside tap and beyond a gate is a further concrete and decorative stone patio, the garden is fenced and enclosed with neighbouring access for bins.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
England & Wales		EU Directive 2002/91/EC 	



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