

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**8 HILL STREET, HINCKLEY, LE10 1DT**

**OFFERS OVER £130,000**

**NO CHAIN.** Traditional two bedroom terrace house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus services, takeaways, public houses and good access to major road links. The property benefits from vinyl flooring, gas central heating with gas combination boiler and UPVC SUDG. Offers lounge, dining kitchen, rear lobby and separate WC. Two good bedrooms and bathroom with shower. Paved rear yard. Viewing highly recommended.



## TENURE

Freehold  
Council Tax band A

## ACCOMMODATION

UPVC SUDG front door to

### LOUNGE TO FRONT

13'3" x 11'5" (4.04 x 3.5)

With double panelled radiator, TV aerial point, timber cupboard housing the gas, electric meter and fuse board, door to



### KITCHEN

8'7" x 5'7" (2.62 x 1.72)

With double panelled radiator, TV aerial point, tile effect vinyl flooring, run of wood effect laminated kitchen cupboard units with brushed chrome handles, built in Beko oven, four ring gas hob and extractor fan above, stainless steel drainer sink, granite effect working surface, tile splashback, further matching range of wall cupboard units, door to



### DINING ROOM

11'5" x 9'6" (3.5 x 2.91)

With UPVC SUDG window



### LOBBY

5'7" x 3'3" (1.72 x 1.0)

With UPVC SUDG door to the rear garden.

### UTILITY/WC

5'9" x 3'3" (1.77 x 1.0)

With low level WC, Matching cupboard units to the kitchen with stainless steel sink and chrome mixer tap, wall mounted Glow worm combination boiler for domestic hot water and gas central heating



## FIRST FLOOR LANDING

With loft access.

## BEDROOM ONE TO FRONT

11'5" x 10'4" (3.5 x 3.17)

With single panel radiator.



## BEDROOM TWO TO REAR

9'6" x 8'5" (2.91 x 2.58)

With single panel radiator, over stairs storage cupboard with shelving and hanging rail.



## BATHROOM

10'9" x 5'7" (3.28 x 1.72)

With tile effect vinyl flooring, three piece suite consisting of pedestal wash hand basin, chrome mixer tap, low level WC, panelled bath with chrome mixer tap, bar shower above, tiled surrounds, single panel radiator.

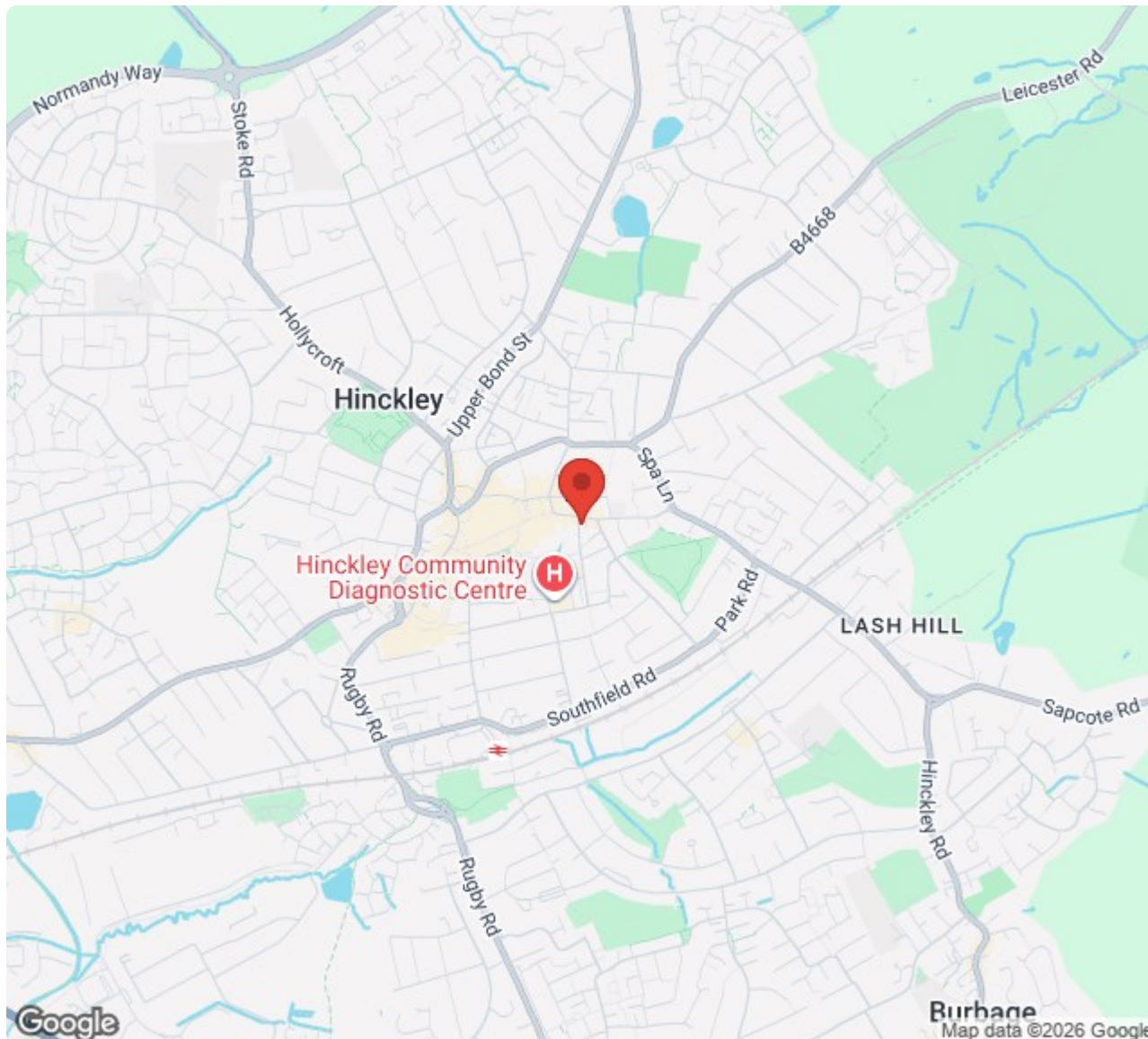


## OUTSIDE

Outside the property to rear is a concrete slab patio closed with timber fencing beyond which is a neighbouring access path and a raised patio enclosed with fencing.







Ground Floor



First Floor



| Energy Efficiency Rating                                        |  | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs                     |  |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |  |                         | <b>89</b>                                                                             |
| (81-91) <b>B</b>                                                |  |                         |                                                                                       |
| (69-80) <b>C</b>                                                |  | <b>73</b>               |                                                                                       |
| (55-68) <b>D</b>                                                |  |                         |                                                                                       |
| (39-54) <b>E</b>                                                |  |                         |                                                                                       |
| (21-38) <b>F</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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