

# Scrivins & Co

## Sales & Lettings

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

T 01455 890480 E [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



**70 ASHBY ROAD, HINCKLEY, LE10 1SN**

**OFFERS OVER £130,000**

NO CHAIN. Traditional Two Bedroomed Terraced House in a popular and highly convenient location within walking distance of local schools, the town centre, ASDA and with good access to major road links. Property benefits from gas central heating and UPVC SUDG. Offers lounge, dining room and kitchen. Two double bedrooms and bathroom with shower shared yard with brick store. Viewing recommended. Curtains & blinds included.



## TENURE

Freehold  
Council Tax Band A  
EPC Rating D

## ACCOMMODATION

UPVC SUDG front door to

### DINING ROOM TO FRONT

11'6" x 11'6" (3.51 x 3.52)

With radiator and stairway to the first floor. Laminate wood strip flooring. Cupboard housing the gas meter and wall mounted fuse box, TV aerial point. Opening to



### LOUNGE TO REAR

11'6" x 11'6" (3.53 x 3.52)

With radiator, laminate wood strip flooring. White panelled door to the under stairs storage cupboard. Opening through to



### KITCHEN TO REAR

5'5" x 12'0" (1.67 x 3.67)

With a range of floor standing fitted kitchen units with roll edge working surface above and inset stainless steel drainer sink with mixer tap. Oven with four ring gas hob above. Beko washing machine, tiled splashbacks and a further matching range of wall mounted cupboard units, one housing the wall mounted Worcester gas combination boiler. Vinyl flooring and wooden and glazed door to the rear garden.



### FIRST FLOOR LANDING

With loft access, smoke alarm and radiator. White wooden interior door to

### BEDROOM ONE TO FRONT

11'6" x 11'6" (3.53 x 3.52)

With radiator.



### BEDROOM TWO TO REAR

8'9" x 11'6" (2.69 x 3.53)

With radiator. Door to an over stairs storage cupboard.



### BATHROOM TO REAR

5'6" x 8'7" (1.69 x 2.63)

With panelled bath with mixer tap and electric shower attachment above, low level WC, pedestal wash hand basin with tiled splashbacks. Radiator, vinyl flooring and extractor fan.

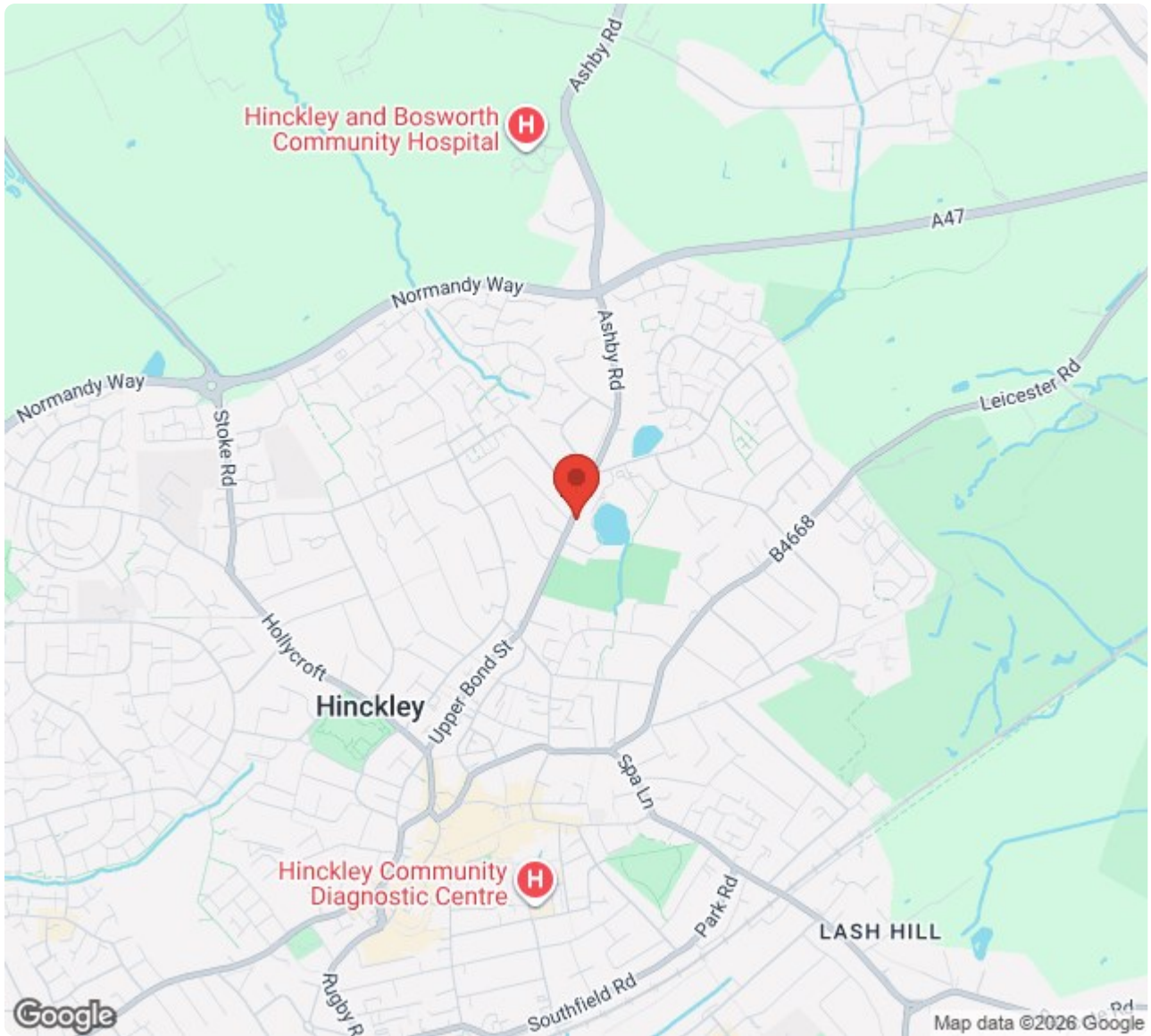


### OUTSIDE

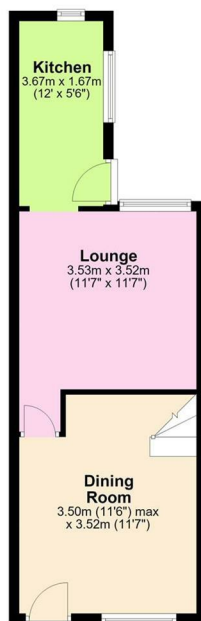
To the rear of the property is a courtyard and the property benefits from a brick outdoor store.







Ground Floor



First Floor



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 82        |
| (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 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                         |         |           |