

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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106 QUEENS ROAD, HINCKLEY, LE10 1EF

OFFERS OVER £160,000

NO CHAIN! Traditional two bedroom terraced house. Popular and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, leisure centre, train and bus stations, bars and restaurants and good access to major road links. Well presented and benefiting from re fitted bathroom, gas central heating and UPVC SUDG. Accommodation offers lounge, dining room, kitchen and bathroom. Two double bedrooms. Rear courtyard style garden. Carpets and light fittings included.



TENURE

Freehold
Council Tax Band A
EPC Rating

ACCOMMODATION

Composite front door to

LOUNGE TO FRONT

11'8" x 11'3" (3.56 x 3.44)

With single panelled radiator, fitted cupboard housing the gas meter and fuse board. Opening to



DINING ROOM TO REAR

11'6" x 11'1" (3.51 x 3.40)

With single panelled radiator, UPVC SUDG door to the yard. Door to under stairs storage cupboard. Opening to



KITCHEN TO REAR

8'11" x 5'11" (2.73 x 1.82)

With tiled flooring, matt white floor standing kitchen cupboard units with Logic built in oven, Cook & Lewis electric hob, Cook & Lewis extractor fan. Stainless steel drainer sink with chrome mixer taps. Stone effect working surface, tiled splashback. Further matching range of wall cupboard units, main combi boiler for domestic hot water and gas central heating. Inset ceiling spotlights and smoke alarm. Door to



BATHROOM

5'10" x 6'3" (1.80 x 1.93)

With tiled flooring, single panelled radiator. Three piece suite consisting of low level WC, vanity wash hand basin with storage beneath and chrome mixer taps. Panelled bath with chrome mixer tap and bar shower above, tiled surrounds and extractor fan.



FIRST FLOOR LANDING

With smoke alarm. Door to

BEDROOM ONE TO FRONT

11'7" x 11'3" (3.54 x 3.44)

With single panelled radiator. Door to



BEDROOM TWO TO REAR

11'6" x 11'2" (3.512 x 3.41)

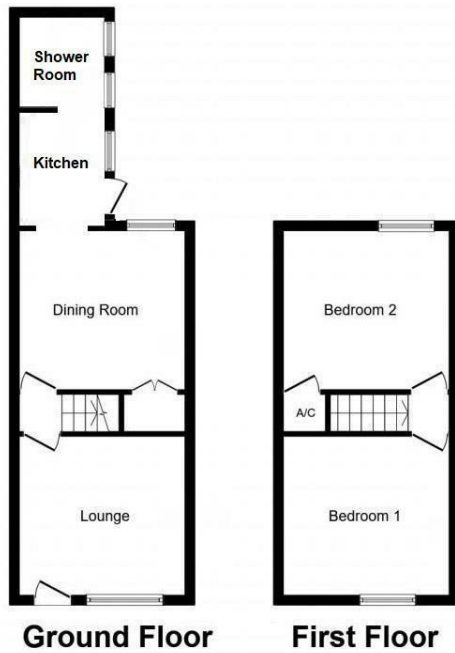
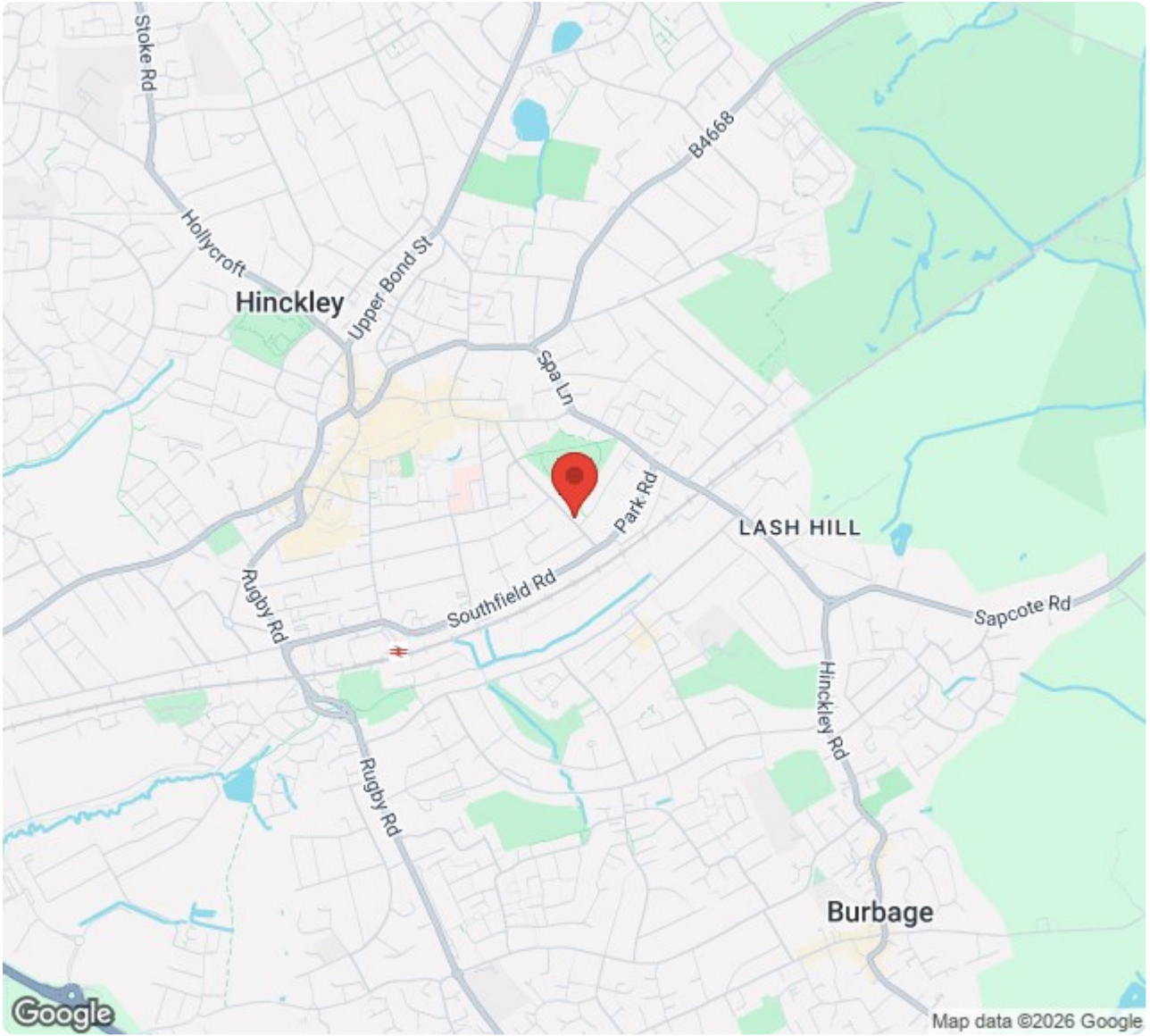
With single panelled radiator. Door to over stairs cupboard.



OUTSIDE

The property to front has a wrought iron gate leading to a concrete slabbed path to the front door, the front garden is laid to decorative stone beyond a low level privacy wall. The rear yard has a concrete slabbed patio with outside lighting and gate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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