



## 63 New Street

, Hinckley, LE10 1QY

Offers In The Region Of £170,000



A two double bed roomed mid terraced property within walking distance of Hinckley town centre. The property has the benefit of spacious lounge, breakfast kitchen/dining room, bathroom with full suite and separate shower, gas fired central heating (combination boiler), PVCu double glazing and enclosed courtyard rear garden.

The property is ideally located close to all local amenities and within commuting distance of all major road links such as the A5, M69, M6 and M1.

NO CHAIN,



**Spacious lounge (front) 13'2" x 12'1". (4.03 x 3.69.)**

PVCu double glazed window, PVCu double glazed door and radiator.

**Breakfast / kitchen/ dining room (rear) 11'11" x 10'5". (3.65 x 3.20.)**

Composite sink, range of base and wall units, (3 base and 4 wall), associated work surfaces, tall cupboard, split level gas hob, electric (fan assisted) oven, wall mounted gas fired combination boiler (1-min C24), PVCu double glazed window, obscure PVCu double glazed door, radiator, tiled floor and plumbing for a washing machine.

**First floor landing. 6'8" (max) x 4'8". (2.04 (max) x 1.43.)**

PVCu double glazed windows.

**Bedroom 1 (through) 11'3'10" x 9'0" (min). (34.71 x 2.75 (min).)**

PVCu double glazed windows, radiator and a fitted triple wardrobe.

**Bedroom 2 (front). 12'1" x 10'1". (3.69 x 3.08.)**

PVCu double glazed window and radiator,

**Walk-in store room /study (side) 9'3" x 3'0". (2.82 x 0.92.)**

**Bathroom (rear). 12'0" x 6'9". (3.68 x 2.06.)**

Full suite, panel bath, wash hand basin in vanity, low flush wc, separate shower cubicle with mixer shower, radiator and obscure PVCu double glazed window.

**Outside.**

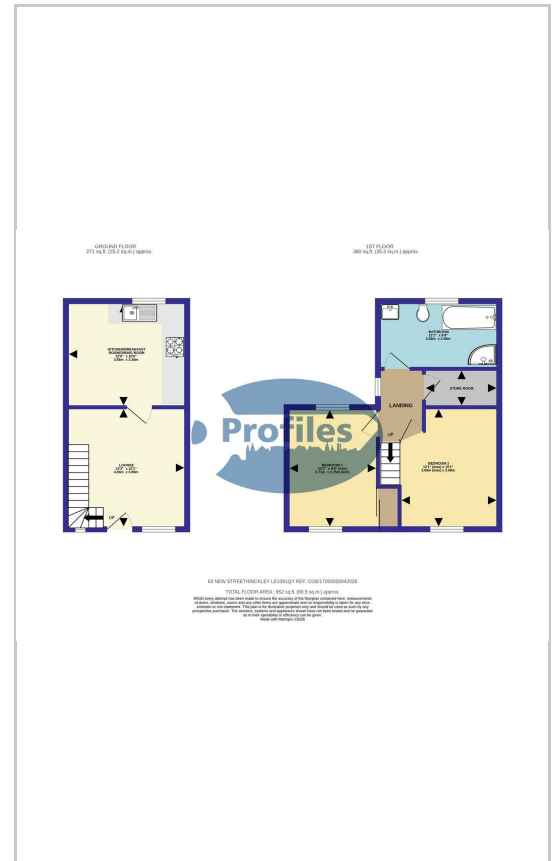
Rear court yard garden and raised flower beds.

Enclosed low maintenance rear garden.

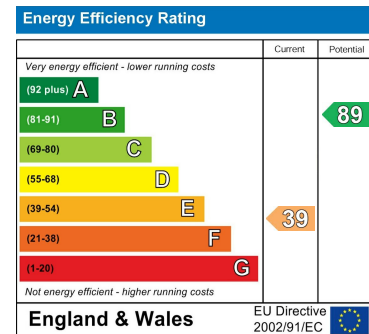
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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