



## 17 Charnwood Road

, Hinckley, LE10 1PX

Offers In The Region Of £185,000



A truly impressive, tastefully decorated, cottage style traditional terraced house close to Hinckley town centre. The property has the benefit of UPVC double glazing, gas fired central heating, enclosed rear garden, viewing essential.

The property is ideally located within walking distance of Hinckley town centre and all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.

NO CHAIN.

3 STOREY.



## Attractive lounge 12'5" x 10'5" (3.80 x 3.20)

Feature fireplace, single central heating radiator, PVCu double glazed picture window, PVCu double glazed door and coving.

## Modern breakfast kitchen (rear) 13'6" x 12'6" (4.12 x 3.80)

Stainless steel sink unit, attractive base and wall units (9 base and 9 wall), two corner open display units, associated bevel edged work surfaces, breakfast bar, double central heating radiator, split level gas hob and electric fan assisted oven, one wall light point, PVCu double glazed picture window and door, plumbing for washing machine and staircase leading to first floor.

## First floor landing.

Staircase leading to second floor.

## Bedroom 1 (front) 12'5" x 10'5" (3.80 x 3.20)

PVCu double glazed window and radiator,

## Bedroom, 2 (rear) 12'5" x 7'3" (3.80 x 2.23)

PVCu double glazed window, radiator, fitted cupboard with Glow worm (Energy 25C) condensing combination boiler.

## Second floor landing/ study area. 11'4" x 4'3" (3.46 x 1.30)

## Modern bathroom (rear) 11'4" x 6'8" (3.46 x 2.02)

Full colour suite comprising corner oval bath, pedestal wash hand basin, low flush w.c., obscure PVCu double glazed window, radiator, separate shower cubicle with fitted Triton shower and etched screen.

## Outside

Enclosed front garden.

Established rear garden with brick outhouse and separate w.c.

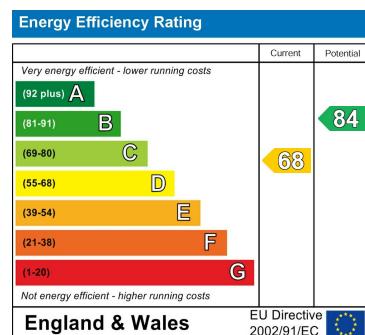
## Area Map



## Floor Plans



## Energy Efficiency Graph



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