



## 25 Severn Avenue

, Hinckley, LE10 0YD

Offers In The Region Of £215,000



An extended, 2 bedroom, well maintained semi detached house, occupying a larger than average position, at the head of a quiet cul de sac. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, spacious breakfast /kitchen, bathroom with shower, attractive lounge, enclosed picturesque rear garden, side driveway, front garden with additional parking, detached garage and parking for 3 to 4 cars.

The property is conveniently located to all local amenities and accessible for commuting to all major road links, such as the A5,M69, M1 and M6.

VIEWING ESSENTIAL.

NO CHAIN.



## Canopy porch.

### Reception hall. 4'5" x 3'6". (1.36 x 1.07.)

Obscure PVCu double glazed door, ceramic tiled floor and room stat.

### Attractive lounge (front). 13'1" x 12'11". (4.00 x 3.94.)

An attractive fireplace surround with raised hearth and electric fire, radiator, PVCu double glazed window and coving.

### Breakfast kitchen (rear). 13'1" x 8'10", (4.00 x 2.70.)

Stainless steel sink, range of attractive base and wall units ( 8 base and 4 wall), associated work surfacers, split level ceramic hob, electric (fan assisted) oven, integral micro wave, extractor hood, PVCu double glazed door, PVCu double glazed window, coving, ceramic wall tiling, coving and radaitor.

### Rear porch/Utility 6'10" x 4'0". (2.09 x 1.22.)

Ceramic tiled floor, PVCu double glazed door and PVCu double glazed side window.

### First floor landing. 9'1" (max) x 3'10" (max) (2.77 (max) x 1.17 (max))

Roof void access, smoke alarm and carbon monoxide detector.

### Bedroom 1 (front). 13'1" x 11'8". (4.00 x 3.56.)

PVCu double glazed window, radiator, fitted linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Vaillant Eco Max 282/2-3 R1).

### Bedroom 2 (rear). 10'2" x 6'6". (3.10 x 1.99.)

PVCu double glazed window, and radiator.

### Modern bathroom (rear). Fully tiled. 6'10" x 6'6". (2.09 x 1.99.)

Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, ceramic tiled floor and chrome ladder styled radiator.

## Outside.

Front garden, lawn, driveway with parking for several cars, twin wrought iron gates with further secure parking.

Low maintenance rear garden, paved patio and water tap.

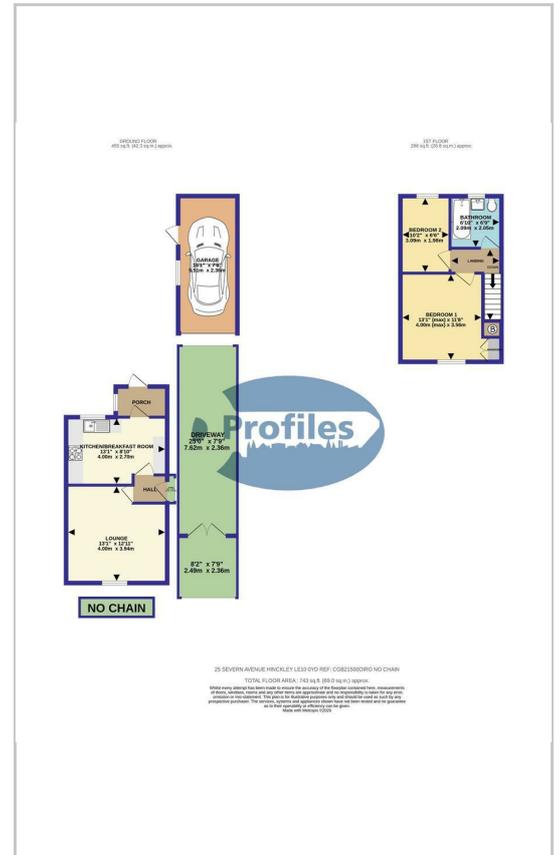
### Detached garage. 18'0" x 7'8". (5.50 x 2.36.)

With up and over door, side window and door.

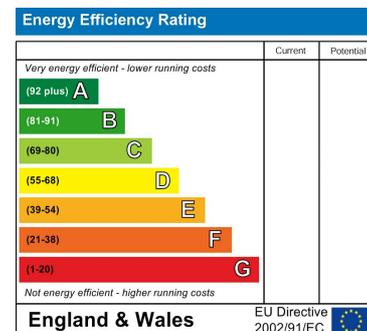
## Area Map



## Floor Plans



## Energy Efficiency Graph



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