



## 9 Council Road

, Hinckley, LE10 1PY

Offers In The Region Of £169,950



A traditional styled three storey, two reception rooms, three bedroomed and two bathroomed mid terraced house. The property is in need of some modernisation. Having the benefit of PVCu double glazing, gas central heating, bedroom 1 with en suite bathroom, separate shower room and enclosed rear yard. Ideally located within minutes walking distance of Hinckley town centre, also accessible for commuting to all major road links such as A5, M69, M1 & M6.





**Lounge (front) 13'8" x 12'0" (4.16 x 3.66)**  
With walk in feature sash bay window, open hearth fire with original cast iron grate and radiator.

**Inner hallway 3'6" x 2'10" (1.06 x 0.86)**  
Staircase to first floor.

**Breakfast kitchen/dining room 12'2" x 12'1" (3.71 x 3.69)**  
With stainless steel sink unit with range of base and wall units, three base units and six wall units, associated work surfaces, integral breakfast bar, plumbing for washing machine, radiator and under stairs cupboard.

**Shower room (rear) 8'2" x 5'7" (2.50 x 1.70)**  
Ceramic tiled floor, ceramic wall tiling, side glazed window, fitted electric shower, pedestal wash hand basin, low flush wc, wall mounted gas fired central heating boiler (Potterton) and obscure PVCu double glazed window,

**First floor landing 8'7" (max) x 7'8" (max) (2.62 (max) x 2.34 (max))**  
Staircase to second floor.

**Bedroom 1 (rear) 12'2" x 12'0" (3.70 x 3.65)**  
Wardrobe recess, sash window and radiator.

**En suite bathroom (rear) 8'2" x 7'0" (2.48 x 2.13)**  
Full suite in white, panel bath, pedestal wash hand basin, low flush wc, ceramic wall tiling, obscure, PVCu double glazed window, electric wall heater and airing cupboard off.

**Bedroom 2 (front) 15'11" (max) x 11'8" (4.85 (max) x 3.56)**  
With walk in wardrobes, fitted triple wardrobe, dressing table, fitted single wardrobe, sash window, dado rail, coving and radiator.

**Second floor landing 2'6" x 2'6" (0.75 x 0.75)**  
With storage to eaves and velux roof light

**Bedroom 3 (front) 13'3" (max) x 10'4" (min) (4.05 (max) x 3.14 (min))**  
PVCu double glazed window and dado rail.

**Outside**  
Rear yard and enclosed brick fore garden.

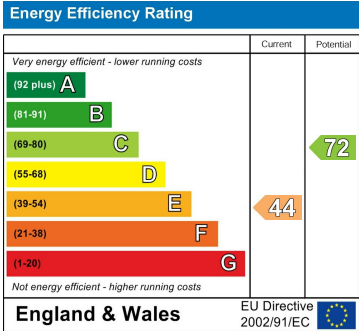
Area Map



Floor Plans



Energy Efficiency Graph



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