

3 Bed Semi-Detached In Whitworth Avenue Hinckley, Hinckley, LE10 0DD

£97,500





SHORT DESCRIPTION

Front entrance with downstairs toilet off. Lounge through to kitchen diner, patio doors to rear enclosed garden. Under stairs storage. Smeg oven, Bosch hob. From front hall stairs to 3 bedrooms, 2 double 1 single, and bathroom with bath and shower over. Airing cupboard and access to loft. Double glazing and gas central heating throughout. Side entrance from front to rear garden with shed and decking area.six foot and four foot fencing throughout which are maintained by surrounding properties. Mature acers, Jasmine and passion flower. 2 designated parking spaces on private driveway in front of the property.

3

Bed Room(s)

1

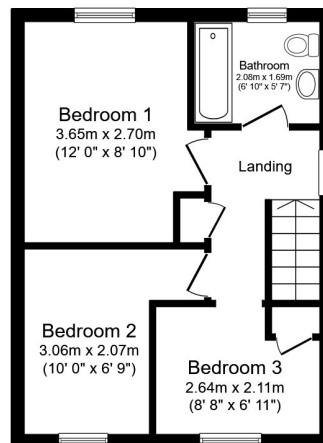
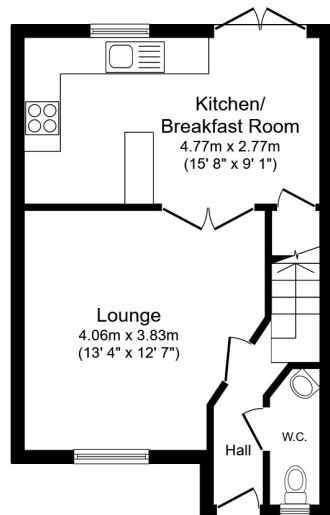
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 68.0 m² (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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