

11 Clifton Way

, Hinckley, LE10 0XN

Offers In The Region Of £175,000

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A well appointed two bedroomed town house having the additional benefits of gas central heating (combination boiler), PVCU double glazing, PVCu fascia and soffits, cavity wall insulation, gardens front and rear, detached garage in block of two, spacious lounge, kitchen/dining room, conservatory, bathroom with shower. Vacant possession, water meter, southerly facing rear garden.

Ideally located close to all local amenities including local shops, schools and public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

MUST BE VIEWED.
NO CHAIN.







Reception Porch 3'9" x 3'1" (1.16 x 0.96)
Having obscure PVCu double glazed door.

Attractive Lounge (front) 15'8" x 11'10" (4.78 x 3.61)
Having live gas fire (not tested) set in attractive surround with marble hearth, staircase to first floor via quarter landing, radiator, ceiling rose, smoke alarm, coving, room stat, radiator, two wall light points.

Spacious Breakfast Kitchen (rear) 11'11" x 11'3" (3.65 x 3.45)
Having stainless steel sink unit, range of attractive base and wall units comprising of five base units with under lighting, tall cupboard, six wall units (two wall units with leaded lights), associated work surfaces, integral breakfast bar, laminate floor, PVCu double glazed window, radiator, plumbing for washing machine, PVCu double glazed door, ceramic wall tiling.

Conservatory (rear) 10'9" x 5'6" (3.28 x 1.70)
Having PVCu double glazed door, PVCu double glazed windows, double glazed polycarbonate roof, radiator.

First Floor

Landing 12'8" max x 8'0" max (3.88 max x 2.45 max)
Having smoke alarm, roof void access

Bedroom 1 (front) 11'11" x 11'2" min (3.64 x 3.42 min)
Having fitted walk in cupboard, fitted wardrobe, fitted cupboard with hanging rail, linen cupboard with wall mounted gas fired combinaion boiler (Glow Worm 24 csi), PVCu double glazed window, radiator.

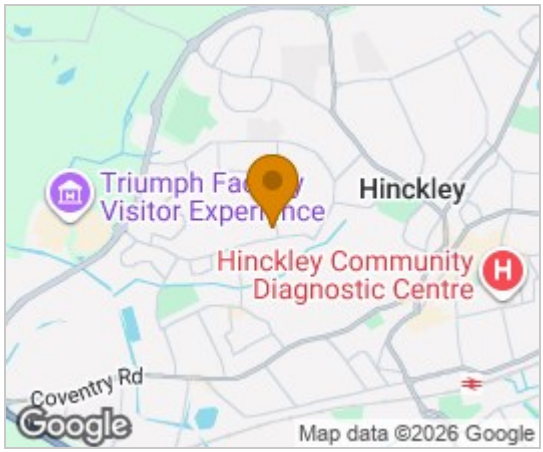
Bedroom 2 (rear) 11'9" x 8'9" max (3.60 x 2.69 max)
Having PVCu double glazed window, radiator.

Bathroom (side) 8'11" x 4'11" (2.74 x 1.50)
Having full suite in white comprising of panelled bath with electric shower, wash hand basin in vabity unit, low level flush wc, extractor fan, ceramic wall tiling, radiator.

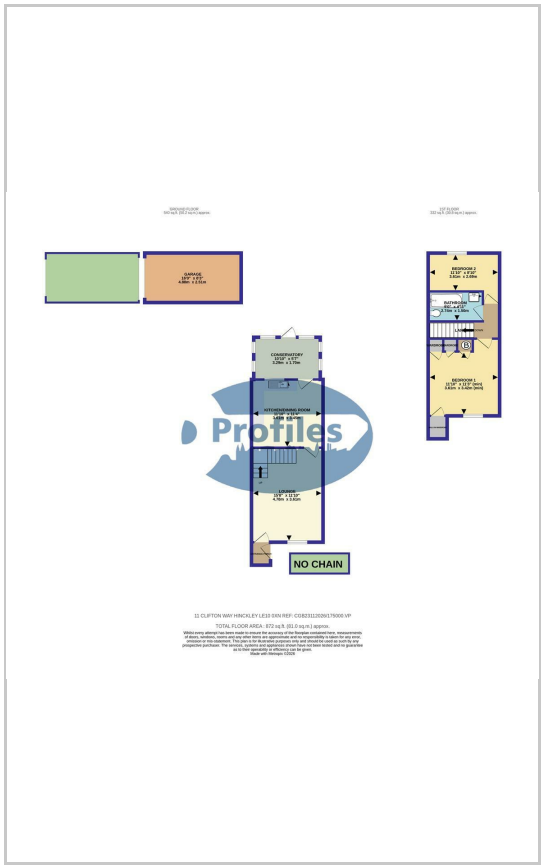
Outside
Enclosed low maintenance rear garden with gated rear access leading to:

Detached Garage in Block of 2 16'0" x 8'2" (4.88 x 2.51)
Having up and over door, lawned front garden

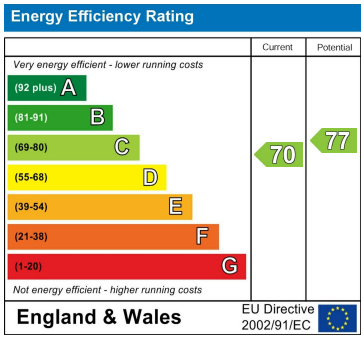
Area Map



Floor Plans



Energy Efficiency Graph



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28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW
Tel: 01455 613555 Email: profilesea@aol.com https://www.profiles-estates.co.uk