



wards
Residential

3 Canning Street, Hinckley, LE10 0AQ
£170,000

Freehold

NO CHAIN. A traditional two bedroom end terrace property in a popular residential location within easy walking distance of Hinckley town centre. The accommodation briefly comprises: Ground Floor: open plan Lounge/Diner, Kitchen and Utility/WC. First Floor: two double Bedrooms and Family Bathroom. Externally, there are rear gardens and an outhouse. Majority UPVC double glazing and gas fired central heating. The property is an ideal purchase for first time buyers and investors.

Lounge

8.25 x 3.73 Metres

Open-plan Lounge/Diner featuring two chimney breasts. Staircase to first floor. Timber double glazed window to the front and UPVC to the rear elevation. UPVC double glazed front door.

Kitchen

3.76 x 2.06 Metres

Modernised galley kitchen comprising cream base units with wood effect work surface over. BUSH gas hob with single oven under and extractor over. Stainless steel sink and drainer. Vinyl granite effect flooring. UPVC double glazed window to the side elevation.

Lobby

0.89 x 1.98 Metres

UPVC double glazed door to the rear garden.

Utility / WC

2.16 x 1.99 Metres

Comprising cream wall units with wood effect work surface beneath and plumbing for a washing machine. White pedestal sink with patterned splash back and low flush WC. UPVC double glazed window to the side elevation.



Bedroom 1

4.29 x 3.42 Metres

With built in storage cupboard and traditional feature fireplace. Double glazed windows to the front elevation.

Bedroom 2

3.35 x 3.71 Metres

With traditional feature fireplace and UPVC double glazed window to the rear elevation.

Bathroom

2 x 3.77 Metres

Fitted with a three piece white suite comprising low flush WC, pedestal sink and bath with electric shower over. Patterned tiling to half height and vinyl flooring. Large storage cupboard and UPVC double glazed window to the rear elevation.

Outside

Paved easy maintenance rear garden featuring outbuilding which is ideal for storage. Enclosed by timber fencing and brick walling with shared access to the front of the property.

EPC - D(60)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 920 sq ft. (85.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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