





17 STRATHMORE ROAD

HINCKLEY, LE10 0LW

£200,000

FREEHOLD

Good size traditional three bedroom DETACHED house on this popular and convenient road, close to town and transport links.. Although requiring modernisation, the property has been priced accordingly and offers ample scope for extension with large rear garden. With double glazing and central heating, the property briefly comprises; Entrance hall, spacious lounge, separate dining room, kitchen, large garden room/conservatory with plumbing and cloaks room/w.c. To the first floor are three bedrooms and family bathroom. Externally, the property has front and large rear gardens. No onward chain, early viewing advised.

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• Traditional Three Bed Detached house • Requires modernisation • D/glazed & C/heating • Separate Lounge & Dining room • Large garden room • Large rear garden • Ample scope to extend • No onward chain, viewing advised





Entrance Hall
From double glazed door, tiled flooring, radiator, stairs to first floor and door to;

Lounge
11'1" x 13'7"
Double glazed bay window to front aspect, gas fire, television point and glazed door to

Dining Room
10'7" x 10'2"
Double glazed window to rear aspect, radiator, doors leading to;

Garden Room
14'11" x 8'11"
Double glazed and brick construction, door to garden, fitted unit and work surface, plumbing for washing machine, radiator, telephone point.

W.C
With toilet

Kitchen
9'10" x 4'9"
Double glazed window to side aspect, fitted with eye and base level units with roll top work surfaces over, integral gas hob, under stair pantry cupboard

First Floor Landing
Double glazed window to side aspect and airing cupboard housing boiler.

Bedroom One
13'9" x 9'11"
Double glazed bay window to front aspect and radiator

Bedroom Two
11' x 9'5"
Double glazed window to rear aspect and radiator.

Bedroom Three
7'10" x 5'8"
Double glazed window to rear aspect

Bathroom
Double glazed window to side aspect, fitted with low level WC, wash basin, panel bath, tiled wash areas and radiator.

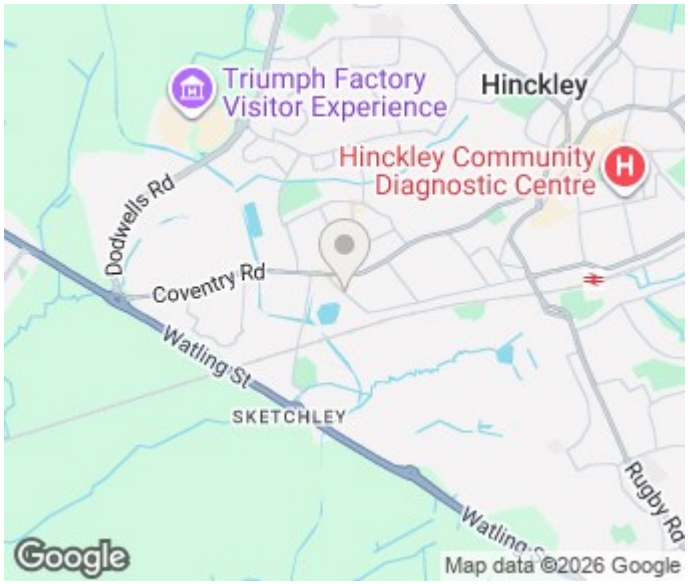
Externally
To the front is paved off road parking.
To the rear is large enclosed garden with lawn and patio areas as well as beds, ideal for planting.

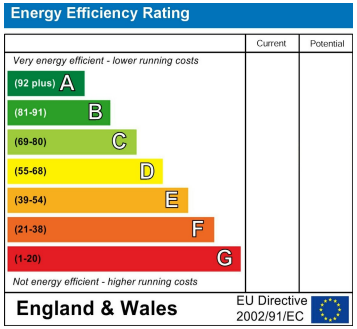
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EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hinckley
Unit 1
The Regent Lancaster Road
Hinckley
Leicestershire
LE10 0AW

01455 886065
lettings@davispartners.co.uk
https://davispartners.co.uk/

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