



11 COLDSTREAM CLOSE HINCKLEY, LE10 0WS

£1,050 PER MONTH

Well presented three bedroom semi detached house in the popular location of Hollycroft. With gas central heating and double glazing, the property briefly comprises; Entrance hall, lounge, separate dining room, fitted kitchen with integral fridge/freezer. To the first floor are three bedrooms and re fitted bathroom. Externally is low maintenance front garden and driveway parking and enclosed rear garden. Available July, No smokers.



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- Three bedroom semi detached house
- Popular Hollycroft location
- Very well presented
- Re fitted kitchen & bathroom
- Separate lounge & dining room
- Enclosed garden
- Off road parking
- Available July
- Un Furnished
- EPC band D Council tax Band B, Deposit £1200.00



Entrance Hall

Stairs to first floor and door to;

Lounge

Double glazed window to front aspect, feature fireplace and door to;

Dining Room

Patio door to rear garden, door to;

Kitchen

Fitted with a range of eye and base level units with work surfaces over, single drainer sink unit, integral fridge/freezer, hob & separate oven, door to rear garden.

First Floor Landing

Access to loft space and doors to;

Bedroom One

Double glazed window and radiator

Bedroom Two

Double glazed window and radiator

Bedroom Three

Double glazed window and radiator.

Bathroom

Re fitted white suite with low level WC, wash basin, panelled bath and separate shower cubicle.


Externally

To the front is a gravelled garden and driveway parking with gate to rear garden. The rear of the property will be freshly landscaped with patio, lawn and garden shed.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating: **Council Tax Band: B**

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

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