



**99Home Ltd.**

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2 Bed End Of Terrace In Canal Way , Hinckley, LE10 0DE

£1,200 Monthly



Ref:10249





## **SHORT DESCRIPTION**

Property Ref: 10249 This Stunning 2-bedroom house is offered unfurnished, has an abundance of natural light and is located on a beautiful quiet road, directly facing the canal and local park. The house benefits from 2 off street car parking spaces and you will have easy access to the M69 and M1. You will be renting directly from a professional private Landlord; they are looking for a very long-term professional tenant - The landlord will never sell so the property can be your home for a decade if you so wish. The house comprises of 2 good-sized bedrooms with built-in wardrobes, a fully fitted kitchen that comes with all white goods, including a washing machine, dishwasher, gas oven, and hob. The spacious living and dining room area has double doors that open onto the lawned garden. Offered unfurnished. A great-sized lawned garden to the rear. Additional downstairs WC. Rent direct from private Landlord. Property Type: End of Terrace Full Renting price: £1200.00 Pricing Options: Guide Price Tenure:12 months Council tax band: B EPC rating: C Measurement: 645.835 sq.ft. Outside Space: Rear Garden Parking: Off street Heating Type: Central -----

**2**

**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.



# EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	70   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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