

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

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### 56A & 56B QUEENS ROAD, HINCKLEY, LE10 1EF

**ASKING PRICE £135,000**

**NO CHAIN!** X2 two bedroom maisonettes, ground floor and first floor. Can be sold separately or together! Ground floor and first floor maisonettes overlooking Queens park. Popular and highly convenient location within walking distance of the town centre, the Crescent, local schools, the leisure centre, doctors, dentists, train and bus stations. Both maisonettes offer entrance hallway and open plan living dining kitchen. Two good sized bedrooms and bathroom. Fenced and enclosed rear garden. Ideal investment.



## TENURE

Leasehold

999 years from 2025.

50% Share of the freehold.

Maintenance costs shared between the 2 flats.

Council tax band= B

## ACCOMMODATION FOR 56A AS FOLLOWS

Wooden and glazed door to

### ENTRANCE HALLWAY

With single panelled radiator, emergency lighting, smoke alarm, attractive white panelled interior door to

### BEDROOM ONE TO FRONT

9'11" x 11'4" (3.04 x 3.47 )

With double panelled radiator and TV aerial point. Attractive white panelled interior door to



### LIVING DINING KITCHEN TO REAR

19'6" max x 22'9" (5.96 max x 6.94 )

The kitchen area with a range of fitted kitchen units with black roll edge working surfaces above, inset four ring gas hob with extractor hood above and electric oven and grill beneath. Integrated fridge and freezer, Hotpoint washing machine and tiled splash backs. Further range of wall mounted cupboard units one housing the Glow-worm gas combination boiler for the central heating and domestic hot water and display units and appliances recess points. The living area with double panelled radiator, laminate wood strip flooring, TV aerial point, UPVC SUDG sliding doors to rear garden.



### BEDROOM TWO TO REAR

7'4" x 13'4" (2.24 x 4.08 )

With double panelled radiator and TV aerial point.



### **FAMILY BATHROOM**

7'8" x 6'5" (2.34 x 1.96 )

With white suite consisting separate shower cubicle with tiled surrounds, panelled bath with tiled surrounds, vinyl flooring, low level WC, pedestal wash hand basin, extractor fan, wall mounted mirror fronted cupboard and a single panelled radiator.



### **OUTSIDE**

To the front of the property is a car port. To the rear of the property is the fenced and enclosed rear garden. Adjacent to the property is a slabbed patio and plastic shed. The garden has views overlooking Queens Park.



### **ACCOMMODATION FOR 56B AS FOLLOWS**

Wooden and glazed door to the

### **ENTRANCE HALLWAY**

With spindle balustrades and stairway to first floor.

### **FIRST FLOOR LANDING**

With wired in smoke alarm, emergency lighting, Drayton thermostat for the central heating, attractive white panelled interior door to

### **LIVING DINING KITCHEN TO REAR**

19'7" x 13'8" (5.98 x 4.18)

The kitchen area with a range of fitted kitchen units with black roll edge working surfaces above, inset four ring gas hob with extractor hood above, oven and grill beneath. Breakfast bar, inset stainless steel sink unit, one and a half bowl with mixer tap above and drainer. Further range of wall mounted cupboard units, integrated fridge and freezer, plumbing for automatic washing machine, cupboard housing the Glow-worm gas combination boiler for the central heating and domestic hot water and vinyl flooring. The living area with two double panelled radiators, TV aerial point, coving to ceiling and picture rails.

### **BEDROOM ONE TO FRONT**

10'7" x 11'9" (3.25 x 3.59 )

With double panelled radiator and TV aerial point.

### **BEDROOM TWO TO FRONT**

8'5" x 11'9" (2.58 x 3.59 )

With double panelled radiator.

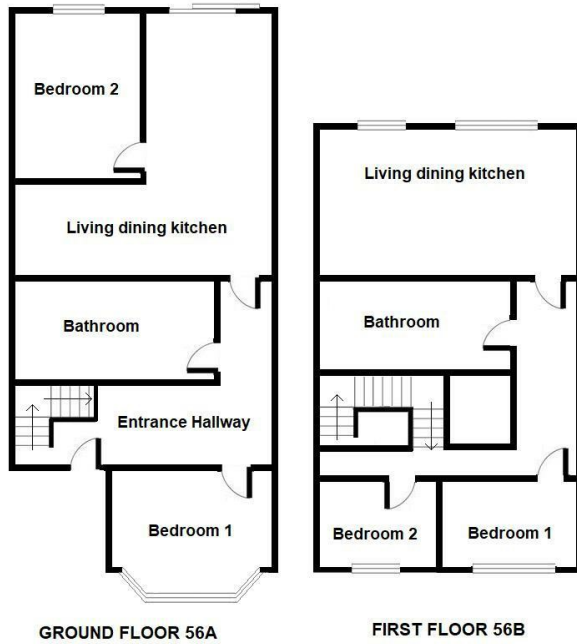
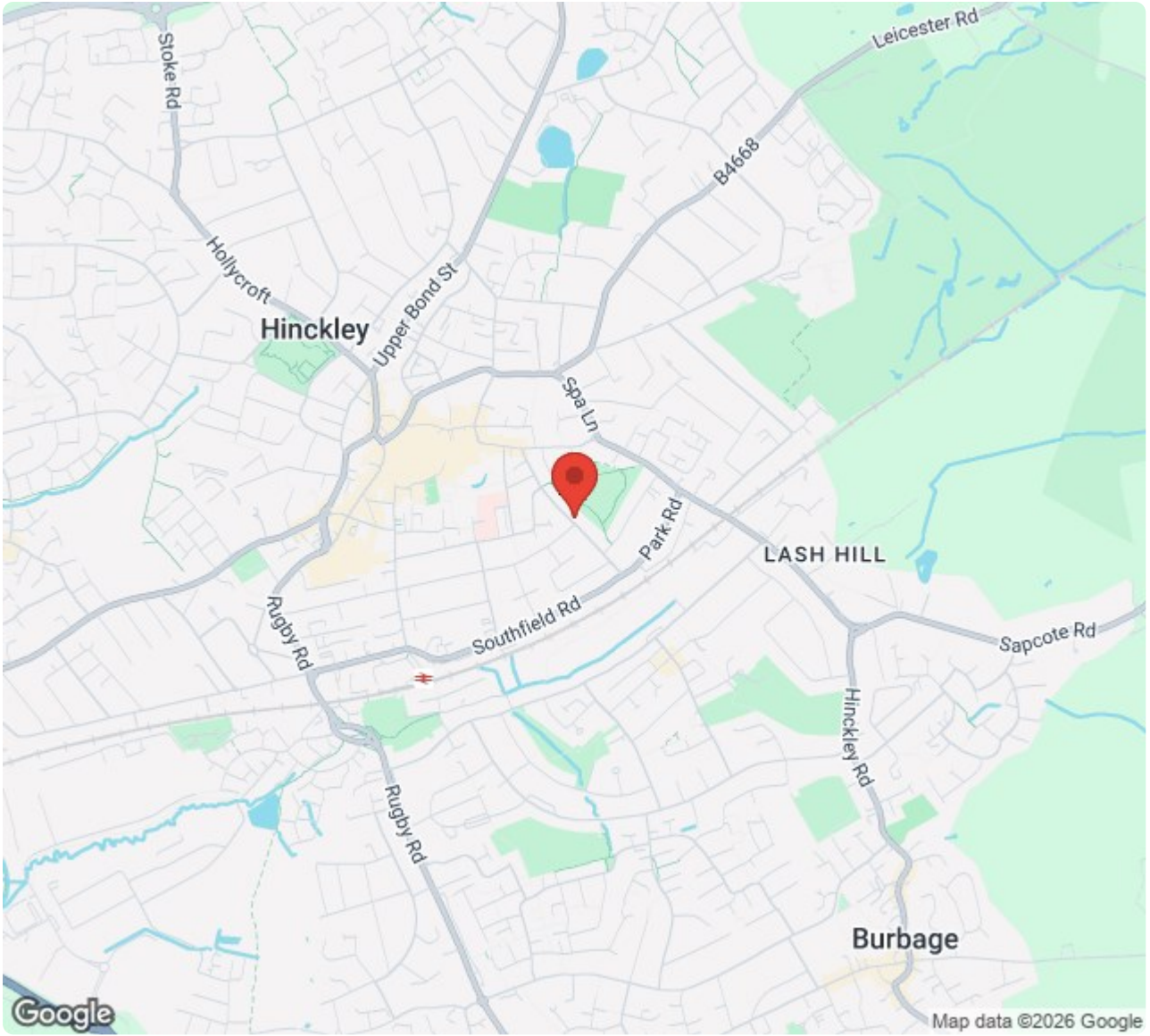
### **FAMILY BATHROOM**

7'6" x 6'6" (2.30 x 1.99)

With white suite consisting separate shower cubicle with tiled surrounds, mixer shower above, low level WC, pedestal wash hand basin and panelled bath with tiled surrounds.

### **OUTSIDE**

To the rear of the property is the fenced and enclosed rear garden. Adjacent to the property is a slabbed patio and plastic shed. The garden has views overlooking Queens Park.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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