

# Scrivins & Co

## Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**47 EDWARD STREET, HINCKLEY, LE10 0DH**

**OFFERS OVER £85,000**

**NO CHAIN.** Traditional ground floor maisonette. Popular and convenient location within walking distance of the town centre including shops, schools, doctors, dentist, train and bus stations, leisure centre and Hollycroft Park. Well presented and much improved including wooden/ceramic flooring throughout, gas central heating, UPVC SUDG. Offers lounge, fitted breakfast kitchen, one double bedroom and shower room. Shared sunny rear garden. Contact agent to view.



## TENURE

LEASEHOLD

LEASE TERM -88 years remaining. The vendor is in the process of increasing this to 125 years.

SERVICE CHARGE - TBC

GROUND RENT - TBC

COUNCIL TAX BAND - A

## ACCOMMODATION

UPVC SUDG rear door to:

### FITTED BREAKFAST KITCHEN

14'10" x 6'5" (4.53 x 1.97)

Range of light oak fitted kitchen units consisting inset single drainer one and a half bowl resin sink with mixer tap above and cupboard beneath. Further matching floor mounted cupboards and three drawer stack with contrasting black roll edge working surfaces above with inset four ring gas hob and single oven with grill beneath and extractor above. Tiled splashbacks. Further matching wall mounted cupboards. Appliance recess points including plumbing for automatic washing machine. Oak finish laminate wood strip flooring, double panel radiator, inset ceiling spotlights and wall mounted gas condensing combination boiler for central heating and domestic hot water.

### LOUNGE

11'5" x 14'9" (3.50 x 4.50)

Oak finish laminate wood strip flooring, double panel radiator, TV aerial and telephone points and inset ceiling spotlights.

### BEDROOM TO FRONT

11'5" x 11'1" (3.49 x 3.38)

Oak finish laminate wood strip flooring, double panel radiator and inset ceiling spotlights. UPVC SUDG door to the front of the property.



### SHOWER ROOM TO REAR

5'0" x 6'0" (1.54 x 1.85)

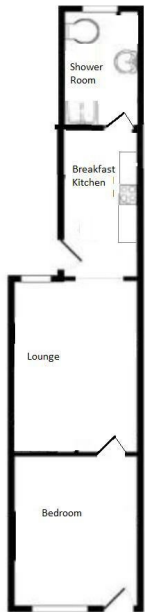
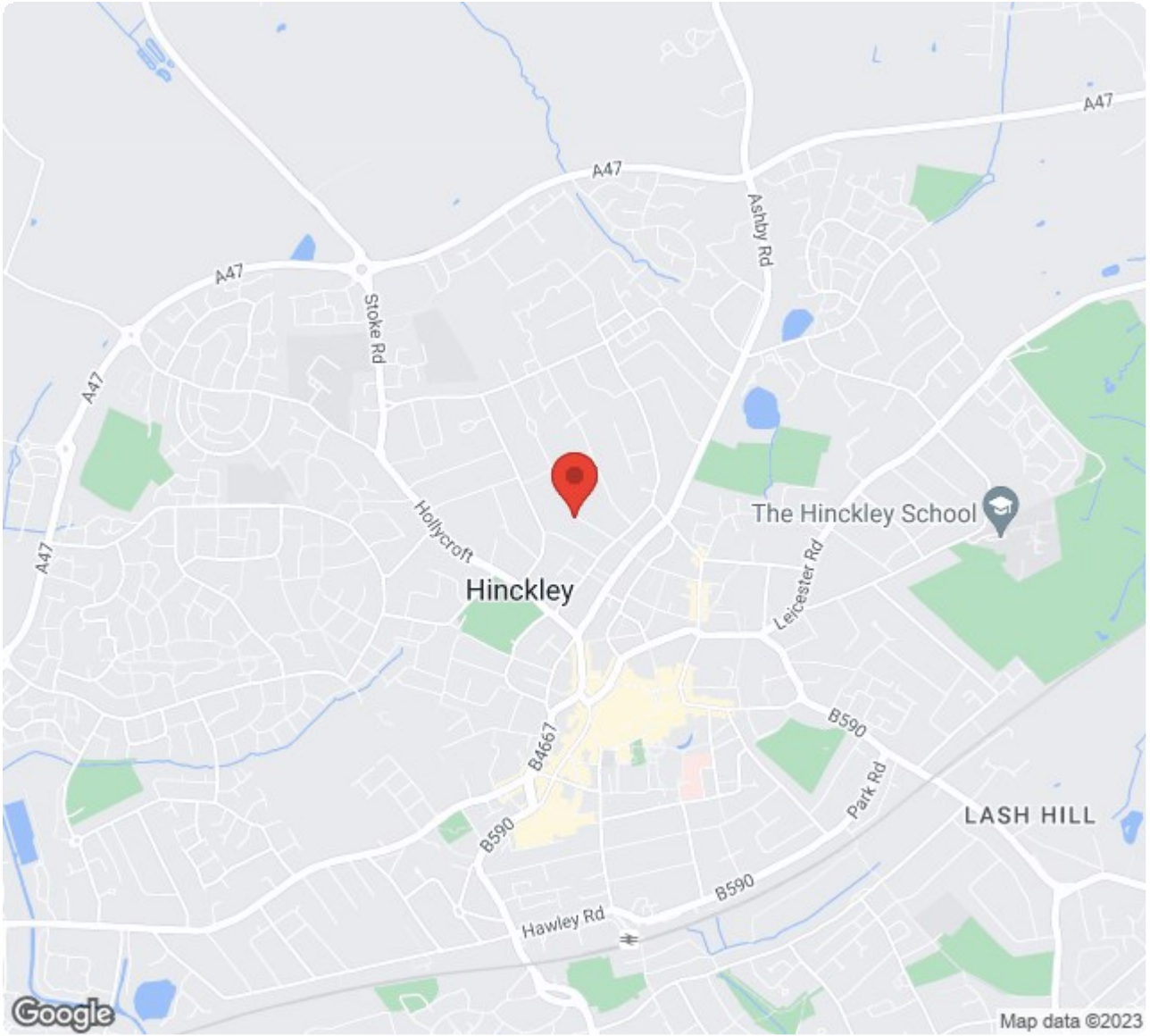
White suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, double panel radiator and extractor fan.

### OUTSIDE

Shared covered entry leading to the rear of the property. Adjacent to the rear of the house is a block paved rear yard and patio, beyond which the garden is principally laid to lawn. The garden has a sunny aspect.







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>			
(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	



**Scrivins & Co**  
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk