

**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](mailto:sales@scrivins.co.uk) **W** [scrivins.co.uk](http://scrivins.co.uk)



**16A CHURCH STREET, BURBAGE, LE10 2DD**

**OFFERS OVER £145,000**

**NO CHAIN.** A Fantastic opportunity to purchase this first floor maisonette in the heart of Burbage Conservation Area adjacent to the Horsepool. In walking distance to shops, schools, doctors, dentist, bus service, public houses, restaurants and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, Original oak staircase, gas central heating and UPVC SUDG. Offers entrance hall, lounge and kitchen. One double bedroom and bathroom with shower. Contact agent to view. Carpets, blinds, light fittings and white goods included.



## TENURE

Leasehold

Council Tax Band A

EPC Rating D

Lease term: 128 years from 1 August 1974. 77 Years remaining

## ACCOMMODATION

Composite front door with stained glass window above to

## ENTRANCE HALLWAY

With original Victorian floor tiling, double panelled radiator, inset ceiling spotlights, coving to ceiling, smoke alarm intruder alarm keypad. Panelled door to useful under stairs storage cupboard housing the water meter and gas meter. Spindle balustrade staircase to

## FIRST FLOOR LANDING

With smoke alarm, ceiling rose, single panelled radiator. Panelled door to



## FRONT LOUNGE

13'5" x 13'10" (4.10 x 4.24)

With spotlights, single panelled radiator, TV aerial point, feature fireplace with timber mantle, marble hearth and backing incorporating a gas fire. Panelled door to



## BEDROOM ONE

9'11" x 13'9" (3.03 x 4.21)

With single panelled radiator, archway to



## KITCHEN

8'0" x 11'11" (2.44 x 3.65)

With solid oak flooring, single panelled radiator, inset ceiling spotlights. A range of floor standing kitchen cupboard units and drawers with built in oven, four ring gas hob and extractor above. Stone effect working surfaces, stainless steel drainer sink with chrome mixer tap, freestanding washing machine. Further matching range of wall cupboard units, one housing the Logic combi 24 combination boiler for gas central heating and domestic hot water. Panelled door to



## BATHROOM

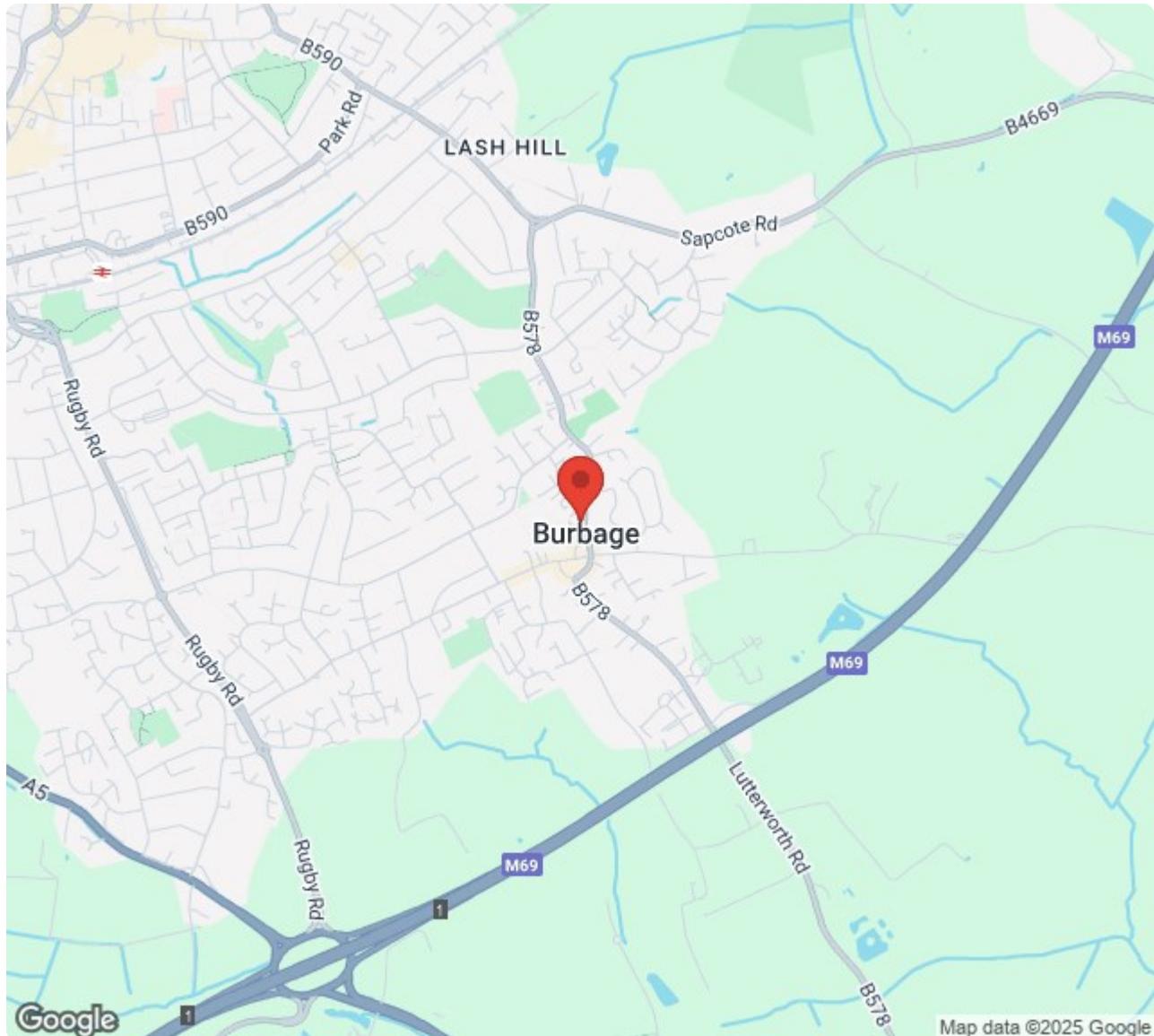
4'10" x 7'9" (1.48 x 2.37)

With tiled flooring, chrome towel heater, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, bar shower above. Tiled surrounds, inset ceiling spotlights.



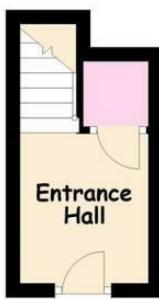
## OUTSIDE

There is a walled front garden with decorative stone & unrestricted street parking to front.



### First Floor

#### Ground Floor



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