

Scrivins & Co

Sales & Lettings

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

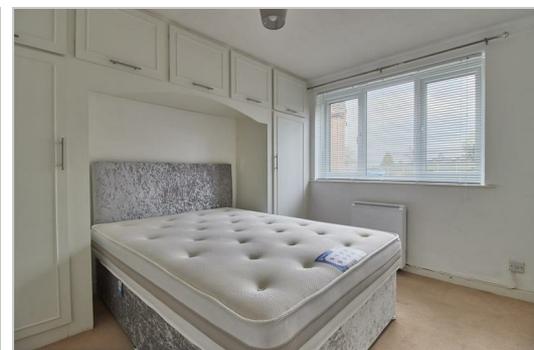
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



108A HINCKLEY ROAD, BURBAGE, LE10 2AH

ASKING PRICE £130,000

Ground floor apartment. Sought after and highly convenient location within walking distance of the village centre including shops, public houses, restaurants, Doctors, dentists, local parks and good access to the A5 and the M69 motorway. Economy 7 heating and UPVC SUDG. Spacious accommodation offers entrance lobby, lounge dining room and fitted kitchen. 1 double bedroom and bathroom. Allocated parking space. EPC C. Council tax band A.



TENURE

Leasehold 963 years left on lease

Council Tax Band A

Annual Service Charge is £1,048.00 this can be paid monthly

There is no ground rent

ACCOMMODATION

Panel door to

ENTRANCE HALLWAY

With wood effect vinyl flooring, intercom entry, wall mounted fuse board, smoke alarm, coving to ceiling, panel door to cupboard housing the immersion tank for domestic hot water, panel door to

KITCHEN

6'9" x 10'6" (2.08 x 3.22)

With wood effect LVT flooring, a range of fashionable white gloss standing kitchen cupboard units with wood effect laminated working surfaces with built in Logic oven, four ring Indesit hob Indesit extractor above, one and a half stainless steel drainer sink with tiled splashback, free standing fridge, further matching range of wall cupboard units, coving to ceiling, electric heater, panelled door to



LOUNGE

12'10" x 11'3" (3.93 x 3.44)

With feature fire, timber mantle marble backing and hearth incorporating an electric fire, coving to ceiling, wall lighting, electric heater, panel door to



BEDROOM

9'8" x 10'7" (2.95 x 3.23)

With electric heater, built in wardrobes and cupboards, coving to ceiling.



BATHROOM

6'7" x 5'6" (2.03 x 1.70)

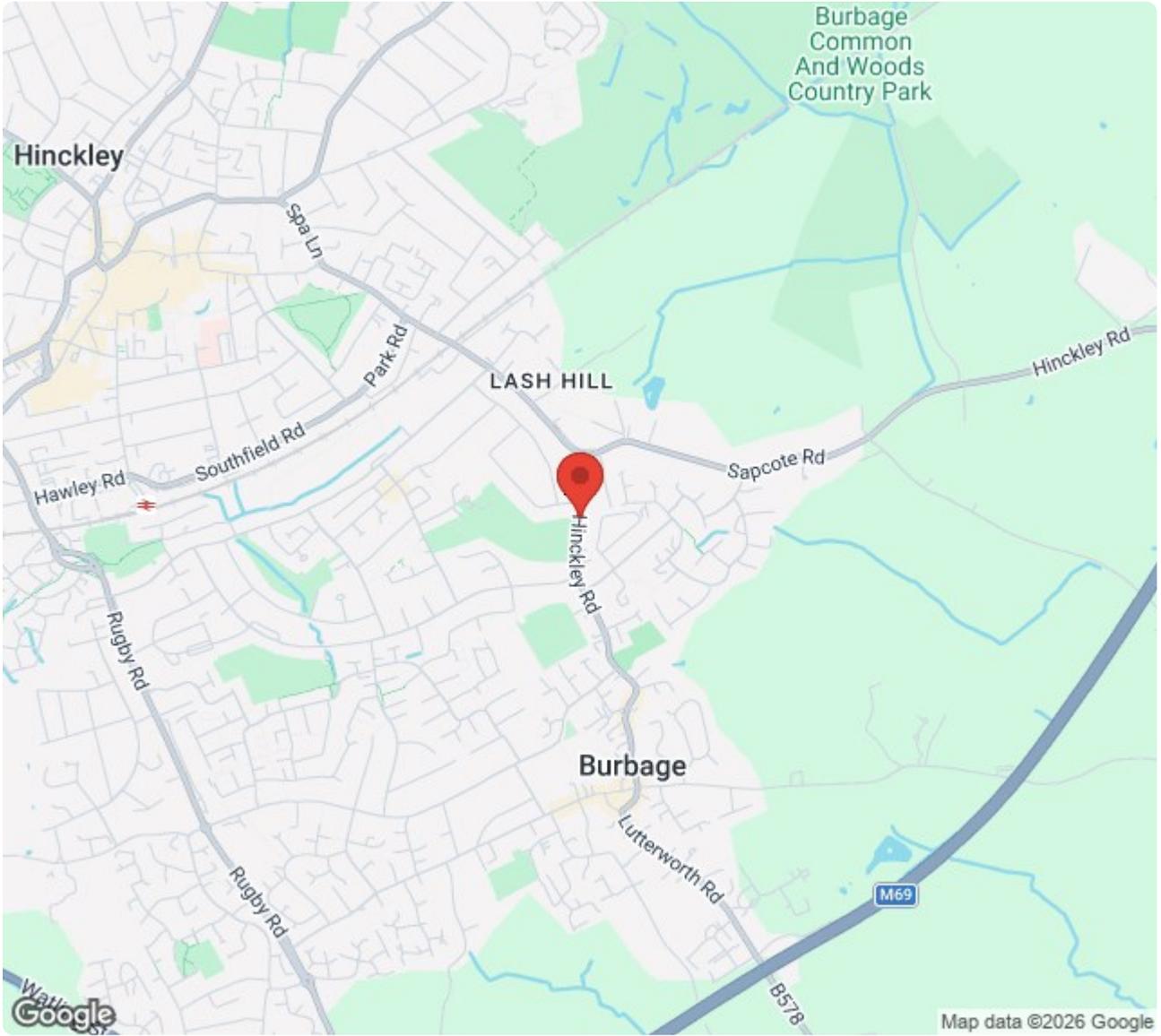
With wood effect vinyl flooring, low level WC, pedestal wash hand basin, panelled bath with electric shower above, extractor fan.



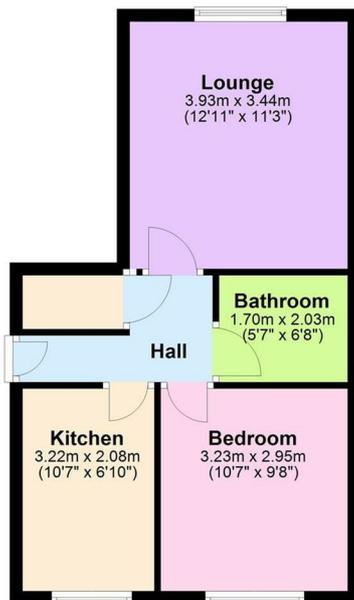
OUTSIDE

One allocated parking space, bin store.





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		72	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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