

# 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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**62 SAPCOTE ROAD, BURBAGE, LE10 2AX**

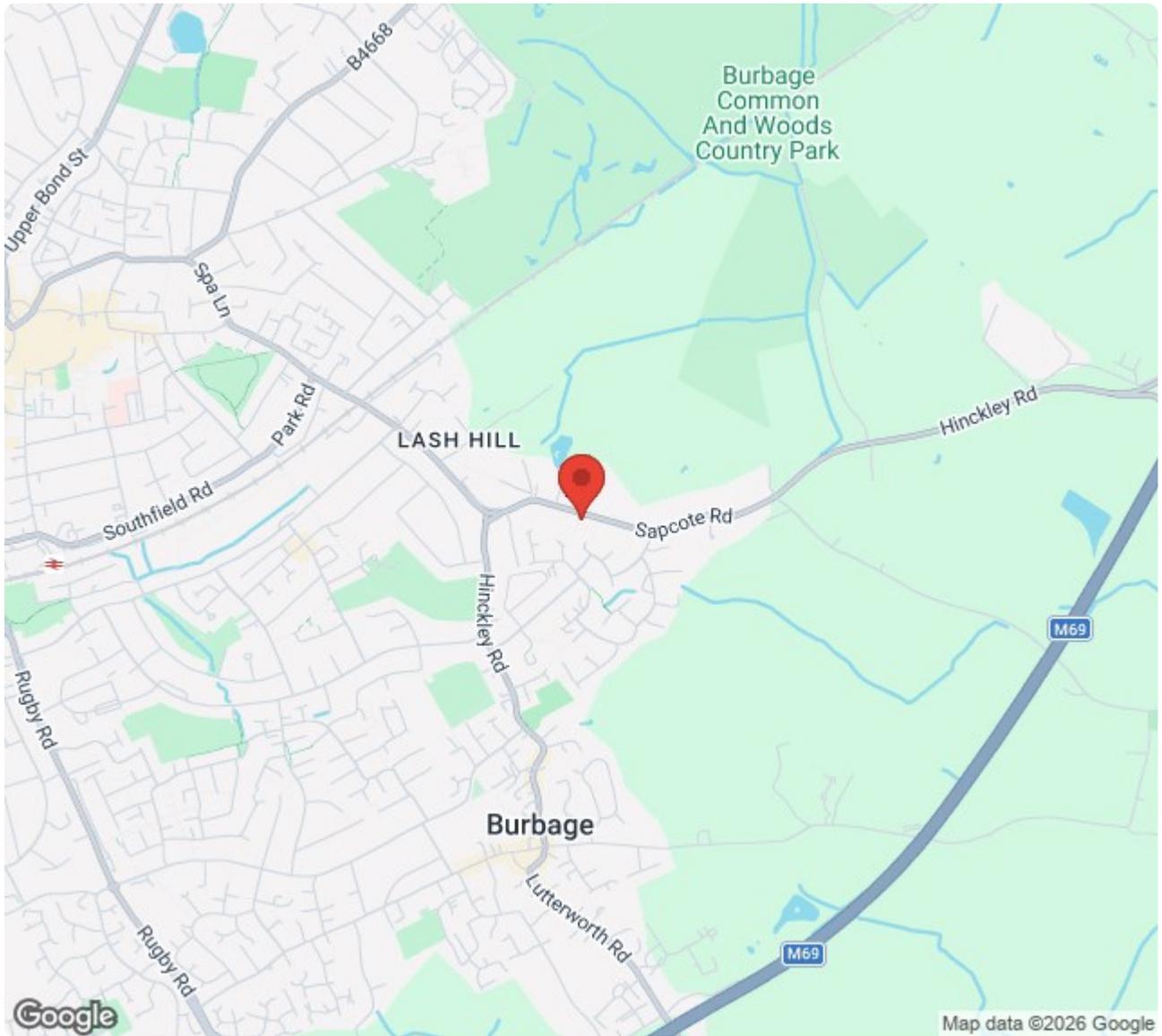
**ASKING PRICE £250,000**

**CALLING CASH BUYERS!** This three bedroom detached property is situated on a good sized plot. The property is smoke damaged, and will be sold as seen, minus the contents. Sought after and convenient location within walking distance of the village centre including shop, schools, doctors, dentists, restaurants, public houses and easy access to the A5 and M69 motorway.

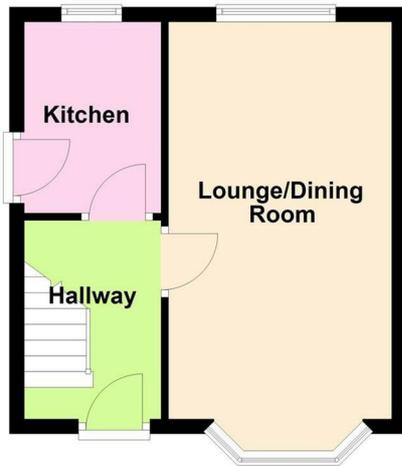
The property layout offers entrance hallway, lounge dining room and kitchen. Three bedrooms and bathroom. Requires full renovation.



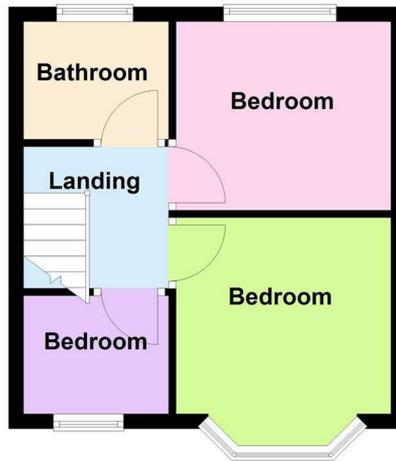




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		3	
Not energy efficient - higher running costs			
England & Wales		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) 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			
England & Wales		EU Directive 2002/91/EC	



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