

**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**



**126 FERNESS ROAD, HINCKLEY, LE10 0SE**

**OFFERS OVER £110,000**

Modern first floor maisonette. Popular and convenient location within walking distance of a parade of shops, doctors surgery, Morrisons, The Milestone, local schools, local parks, the town centre and with good access to major road links. Well presented with a range of good quality fixtures and fittings including wood panelled interior doors, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance lobby, entrance hall, lounge dining room and kitchen. 2 bedrooms and re fitted shower room. Enclosed rear garden and car parking. Viewing recommended. Blinds and light fittings included.



## TENURE

Leasehold

Ground Rent £10 Per year

Buildings insurance £76 per year

Management Charge £52 per year (approximately)

Lease term 125 years from 9/1/24. 104 years remaining

Council tax band A

## ACCOMMODATION

Open canopy porch with brick built storage cupboard housing the meters. Attractive composite front door to

## ENTRANCE LOBBY

With stairway to

## ENTRANCE HALLWAY

With airing cupboard housing the Glow-worm gas combination boiler (new as of 2022).

## LOUNGE DINING ROOM TO REAR

13'9" x 10'8" (4.20 x 3.26)

With double panelled radiator, TV aerial point, vinyl flooring and coving to ceiling.



## KITCHEN TO FRONT

12'5" x 5'6" (3.80 x 1.68)

With a range of floor standing cupboard units in green with roll edge working surfaces above. Inset black composite sink with drainer and mixer tap above. Electric oven with grill and gas hob unit above. White tiled splashbacks. Plumbing for an automatic washing machine and appliance recess points. Further range of wall mounted cupboard units and shelving. Vinyl flooring and double panelled radiator.



## BEDROOM ONE TO REAR

13'9" x 9'6" (4.20 x 2.90)

With double panelled radiator, vinyl flooring, coving to ceiling and built in wardrobe with shelving and rail.



## BEDROOM TWO TO FRONT

9'0" x 7'10" max (2.75 x 2.39 max)

With double panelled radiator, coving to ceiling, laminate flooring. Loft access which is partially boarded.



## REFITTED BATHROOM TO FRONT

9'1" x 6'5" (2.77 x 1.97)

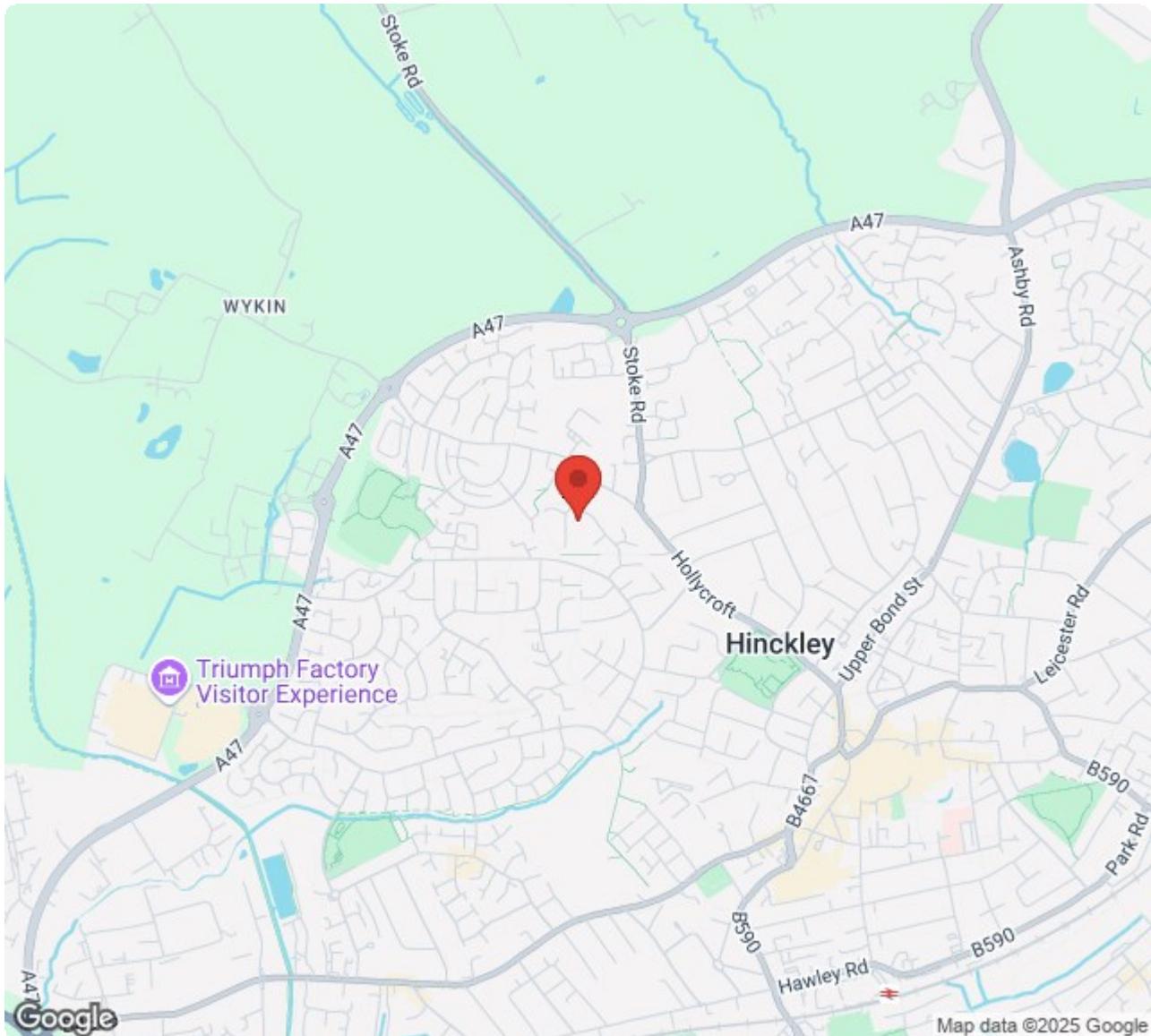
With a 'P' shaped panelled bath with rainfall mixer shower above and fully white tiled surrounds. Vanity sink unit and low level WC. Fashionable vertical radiator, inset ceiling spot lights and tiled flooring. A built in cupboard with shelving.



## OUTSIDE

There is a fully fenced and enclosed rear garden which is principally stoned for easy maintenance. The garden has a sunny aspect. There is an allocated car parking space and the property overlooks a green to front.





### First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(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 <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	

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