

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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4B AMBER WAY, BURBAGE, LE10 2LG

ASKING PRICE £150,000

This property is part of an affordable housing scheme whereby 100% of the property is owned but can only be sold for 70% of the market value.

NO CHAIN Impressive 2016 Persimmon Homes built three storey town house. Sought after and convenient location within walking distance of the town centre, the Crescent, train and bus stations, doctors, dentists, parks, leisure centre, Burbage village centre and easy access to the A5 and M69 motorway. Well presented, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG, and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge and fitted dining kitchen. Two good bedrooms and bathroom. Two car parking spaces to rear. Viewing highly recommended. White goods and some furniture available via separate negotiation.



LEASEHOLD

This property is part of an affordable housing scheme whereby 100% of the property is owned but can only be sold for 70% of the market value. It can only be re-sold for 70% of the value. There is no rent to pay on the remaining 30%. Purchasers must have some association with Hinckley & Bosworth, currently living or working in the area. Not suitable for Buy to Let Investment.

Lease term of 125 from 2016.

£145 per quarter service charge.

£150 per annum ground rent.

ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panelled and SUDG door to

ENTRANCE HALLWAY

With single panelled radiator and wall mounted consumer unit. Stairway to first floor.

FIRST FLOOR LANDING

with white spindle balustrades. Double panelled radiator. Wired in smoke alarm. Digital thermostat for central heating and domestic hot water to the first floor. Stairway to second floor.

FITTED DINING KITCHEN TO REAR

7'3" x 13'6" (2.22 x 4.14)

The kitchen with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of four drawer units. Contrasting grey roll edged working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel extractor hood above and splashbacks. Matching upstands and matching wall mounted cupboard units. Appliance recess points. Double panelled radiator. Wall mounted gas combination boiler for the central heating and domestic hot water.

BEDROOM ONE TO FRONT - L SHAPED

14'2" (max) x 13'5" (max) (4.32 (max) x 4.11 (max))

with double sliderobes with wood grain and mirror doors to front. Radiator. Tv and telephone points including BT broadband.



CLOAKROOM TO REAR

6'6" x 5'11" (2.00 x 1.82)

with white suite, consisting pedestal wash hand basin and low level WC. Tiled splash backs. Radiator. Extractor fan. Built in storage cupboard.



SECOND FLOOR LANDING

wired in smoke alarm. Loft access.

FRONT LOUNGE

16'3" (max) x 14'3" (max) (4.96 (max) x 4.35 (max))

with radiator. TV aerial point.

BEDROOM TWO TO REAR

7'4" x 10'9" (2.24 x 3.30)

with radiator. TV aerial point.



BATHROOM TO REAR

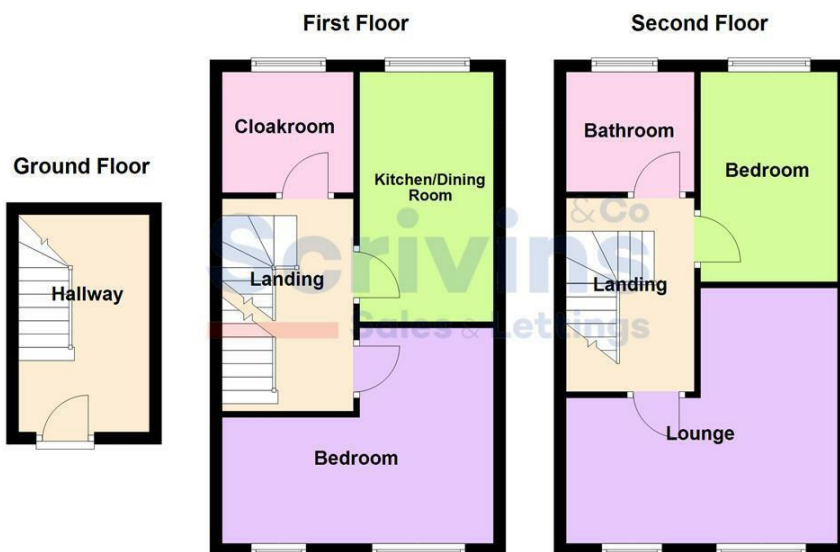
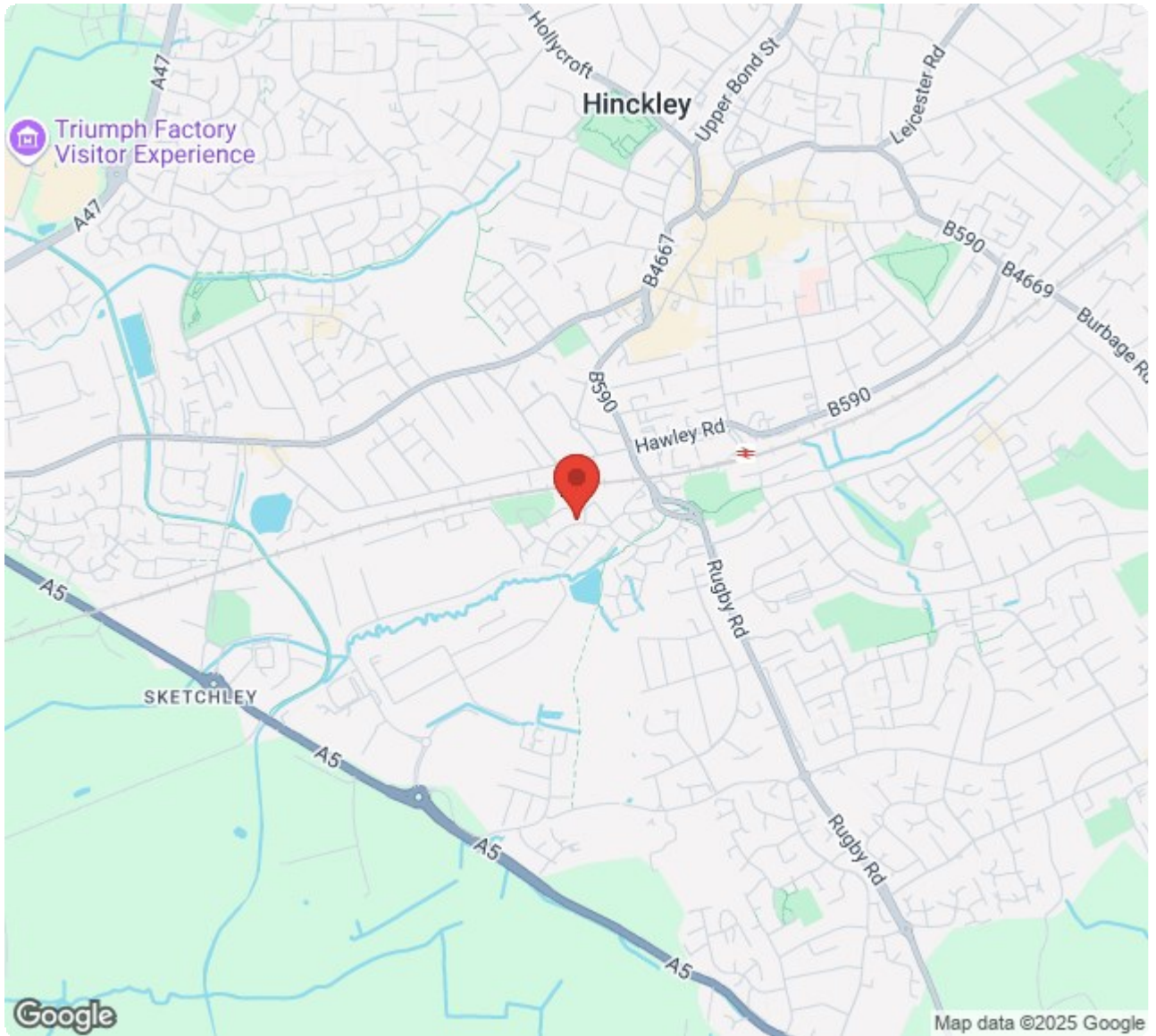
6'6" x 6'11" (2.00 x 2.12)

with white suite consisting panelled bath. Pedestal wash hand basin and low level WC. Tiled surrounds. Extractor fan.



OUTSIDE

The property is nicely situated, set back from the road. Screened behind mature hedging with a lawned front garden. To the rear are well kept communal gardens. Two allocated tarmacadam car parking spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 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		
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