

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

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### 19A CHARLES STREET, HINCKLEY, LE10 1PT

**ASKING PRICE £100,000**

**NO CHAIN!** Currently benefits from electrical certificate (EICR), as well as boiler service and gas certificate. Spacious first floor Maisonette, popular and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentists, train and bus stations, parks, leisure centre, bars and restaurants and good access to major road links. Well presented and much improved including panelled interior doors, refitted kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Offers entrance hall, fitted breakfast kitchen and lounge dining room. Two double bedrooms and bathroom with shower. Allocated car parking space. Ideal first time buy. Carpets included.





## TENURE

Leasehold

Council Tax Band A

Service Charge £575.00 every six months

Ground Rent £25.00 every 6 months

## ACCOMMODATION

Stairway to first floor UPVC SUDG front door leads to

### L SHAPED ENTRANCE HALLWAY

With a single panel radiator, wired in smoke alarm. Air recovery fan in the ceiling. Attractive white six panel interior doors to

### FITTED BREAKFAST KITCHEN TO FRONT

12'0" x 8'0" (3.68 x 2.46)

With a fashionable range of gloss mocha fitted kitchen units, comprising in set single drain stainless steel sink, mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting oak grain working surfaces above with inset four ring gas hob unit, single oven with grill beneath, stainless steel chimney extractor above. Tiled splashbacks, further range of wall mounted cupboard units, matching breakfast bar. Appliance recess points, plumbing for automatic washing machine, wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water, radiator.



### LOUNGE DINING ROOM TO REAR

11'1" x 14'5" (3.40 x 4.40)

With radiator.



### BEDROOM ONE TO REAR

11'3" x 11'2" (3.43 x 3.42)

With radiator.



### BEDROOM TWO TO FRONT

11'4" x 10'4" (3.46 x 3.16)

With radiator, loft access.



## BATHROOM TO SIDE

4'5" x 7'10" (1.36 x 2.40)

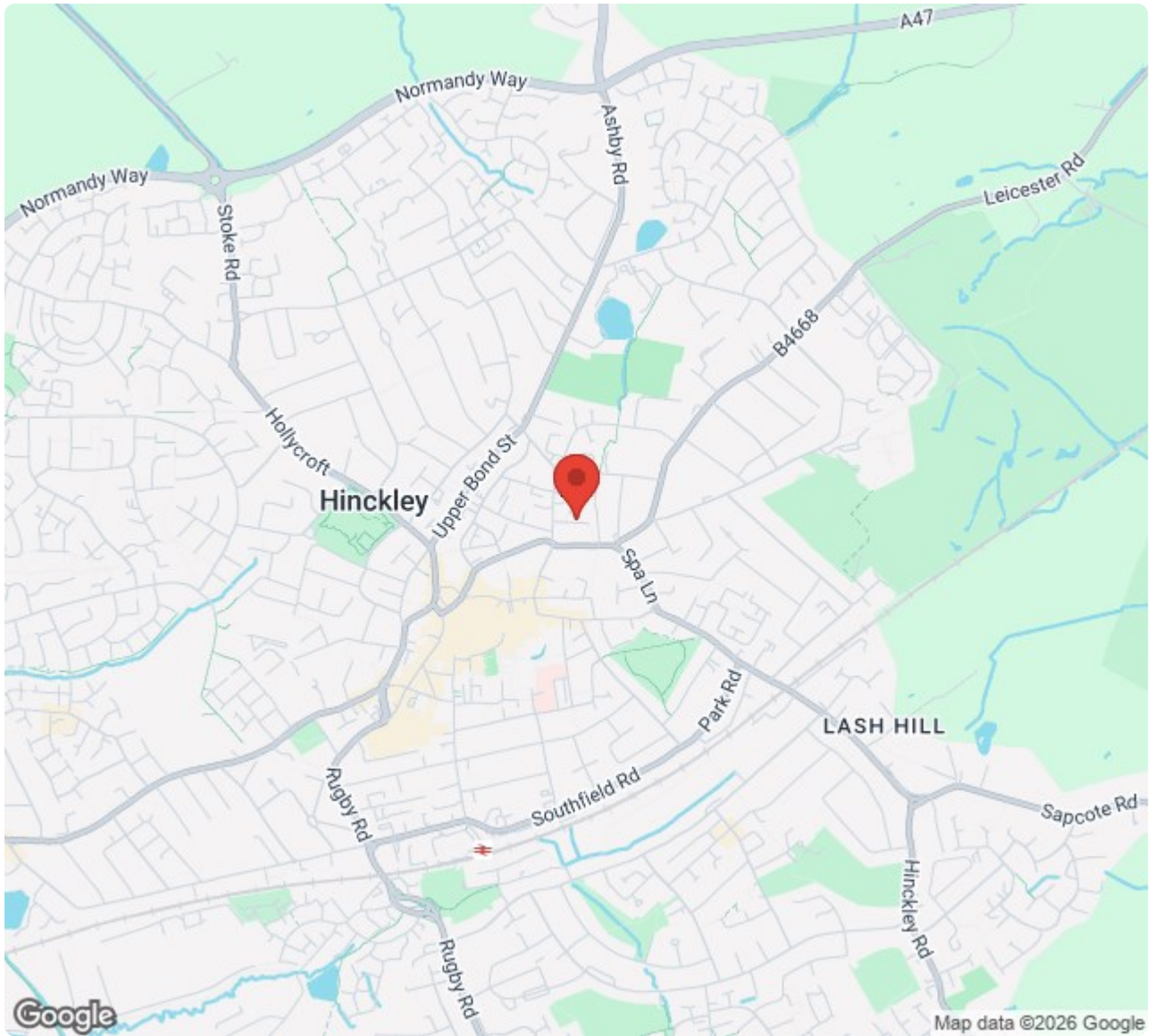
With white suite consisting panel bath, electric shower above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, chrome heated towel rail, extractor fan.



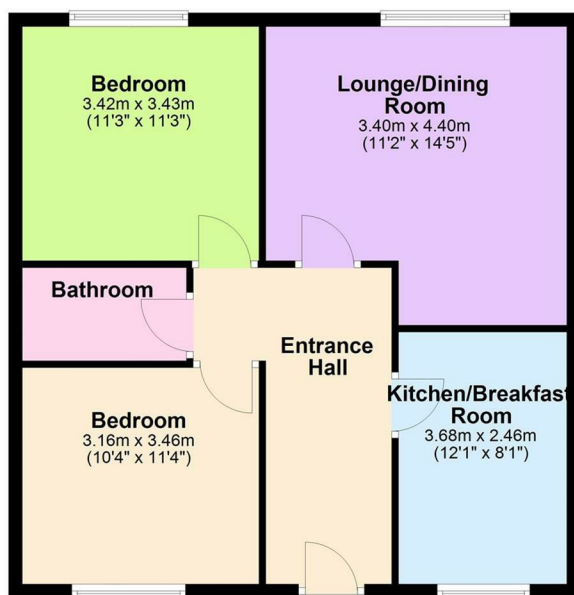
## OUTSIDE

There is a allocated car parking space.





### 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		
	74	80
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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