

# Scrivins & Co

## Sales & Lettings

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

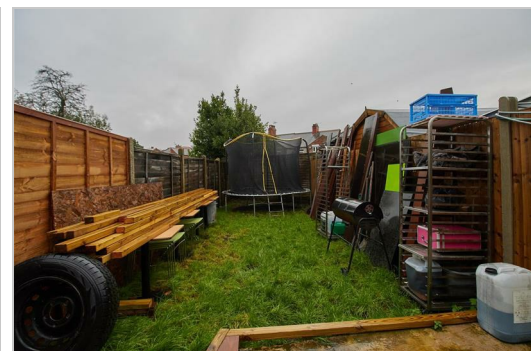
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**68A RUGBY ROAD, HINCKLEY, LE10 0QD**

**OFFERS IN THE REGION OF £85,000**

NO CHAIN. Cash buyers or commercial mortgages only. Vastly improved and refurbished traditional first floor maisonette. Popular and highly convenient location within walking distance of the town centre, the crescent, dentists, doctors, train and bus stations and local park. Immaculately presented including white panelled interiors doors, Amtico flooring, refitted kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Offers entrance hall/ utility area, landing and dining kitchen. 1 double bedroom and bathroom with shower cubicle. Patio and lawned rear garden with shed. Viewing recommended. Contact agents to view.



## TENURE

Leasehold

Lease for a term of 150 years. Ground rent is to be set initially at £100 per annum. There will be a separate insurance charge which currently stands at £215.00.

Will not be collecting a monthly amount of service charge. Any collections will be ad hoc for when the 'Services' as defined in the lease have been provided as necessary.

Council tax band= A

## ACCOMMODATION

Open canopy porch, attractive black UPV SUDG front door to

### ENTRANCE HALLWAY/ UTILITY ROOM

4'4" x 11'8" (1.33 x 3.57 )

With a range of green fitted storage units consisting four standing cupboard units, fitted working surfaces above, further wall mounted cupboard units housing the gas meter, appliances recess points, plumbing for automatic washing machine, amtico wood grain flooring, radiator, wired in smoke alarm, wall mounted consumer unit and stairway to first floor



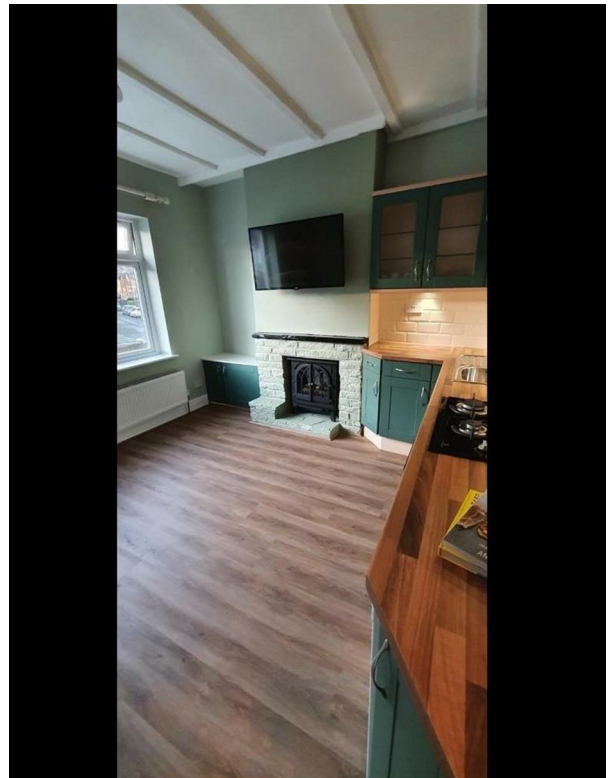
### LANDING

With radiator, loft access, wired in smoke alarm, digital thermostat and programmer for the central heating system, attractive white six panelled interior doors to

### REFITTED DINING KITCHEN TO FRONT

12'0" x 11'5" (3.66 x 3.49 )

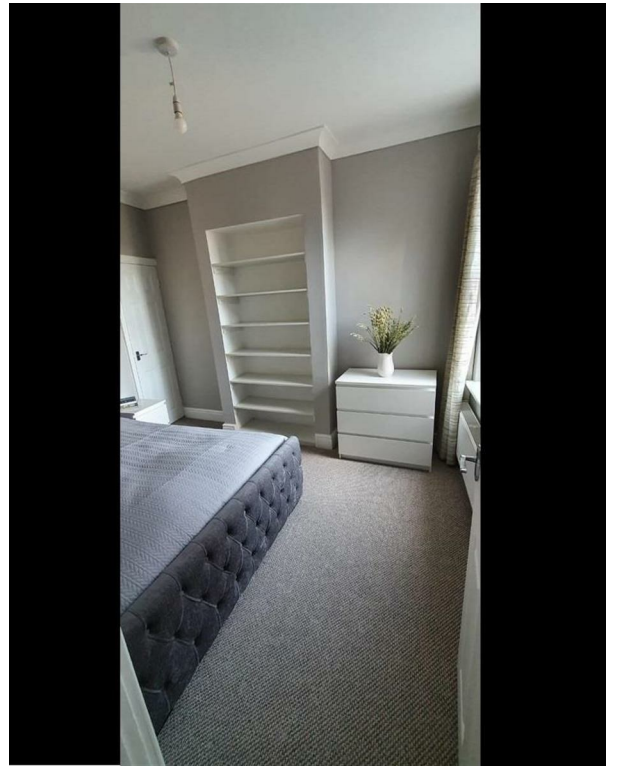
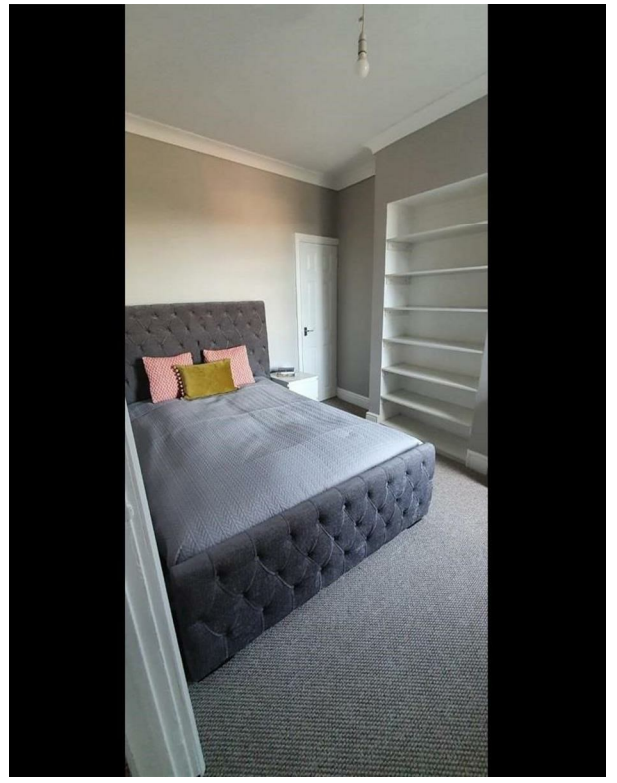
With a range of green fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting walnut finish roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above and cream tiled splash backs. Further matching wall mounted cupboard units, including one double display unit with glazed doors, appliances recess points, feature fireplace incorporating a black electric wood glowing, electric stove, fitted cupboard to side alcove, double panelled radiator and amtico wood grain flooring.



**BEDROOM ONE TO REAR**

8'9" x 11'4" (2.67 x 3.46 )

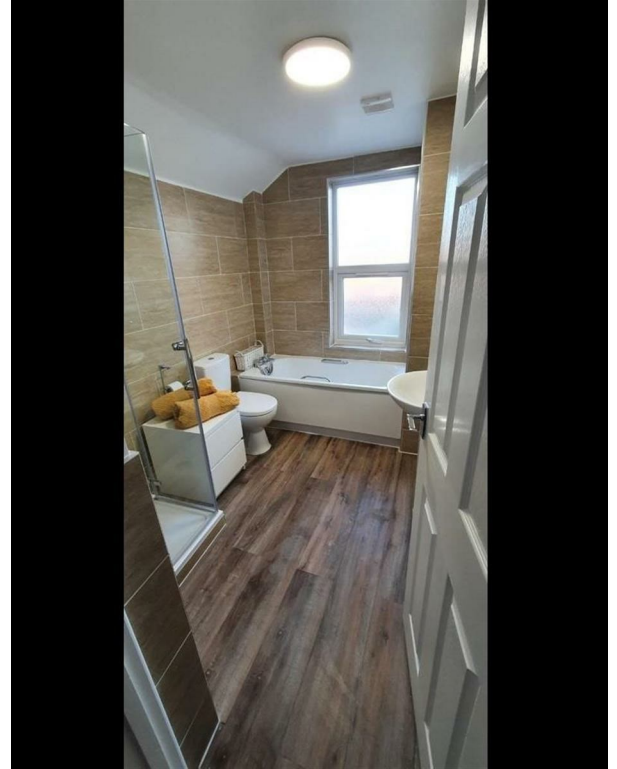
With double panelled radiator, build in storage and display shelving and a built-in wardrobe over the stairs.



## REFITTED BATHROOM TO REAR

8'7" x 6'8" (2.64 x 2.05 )

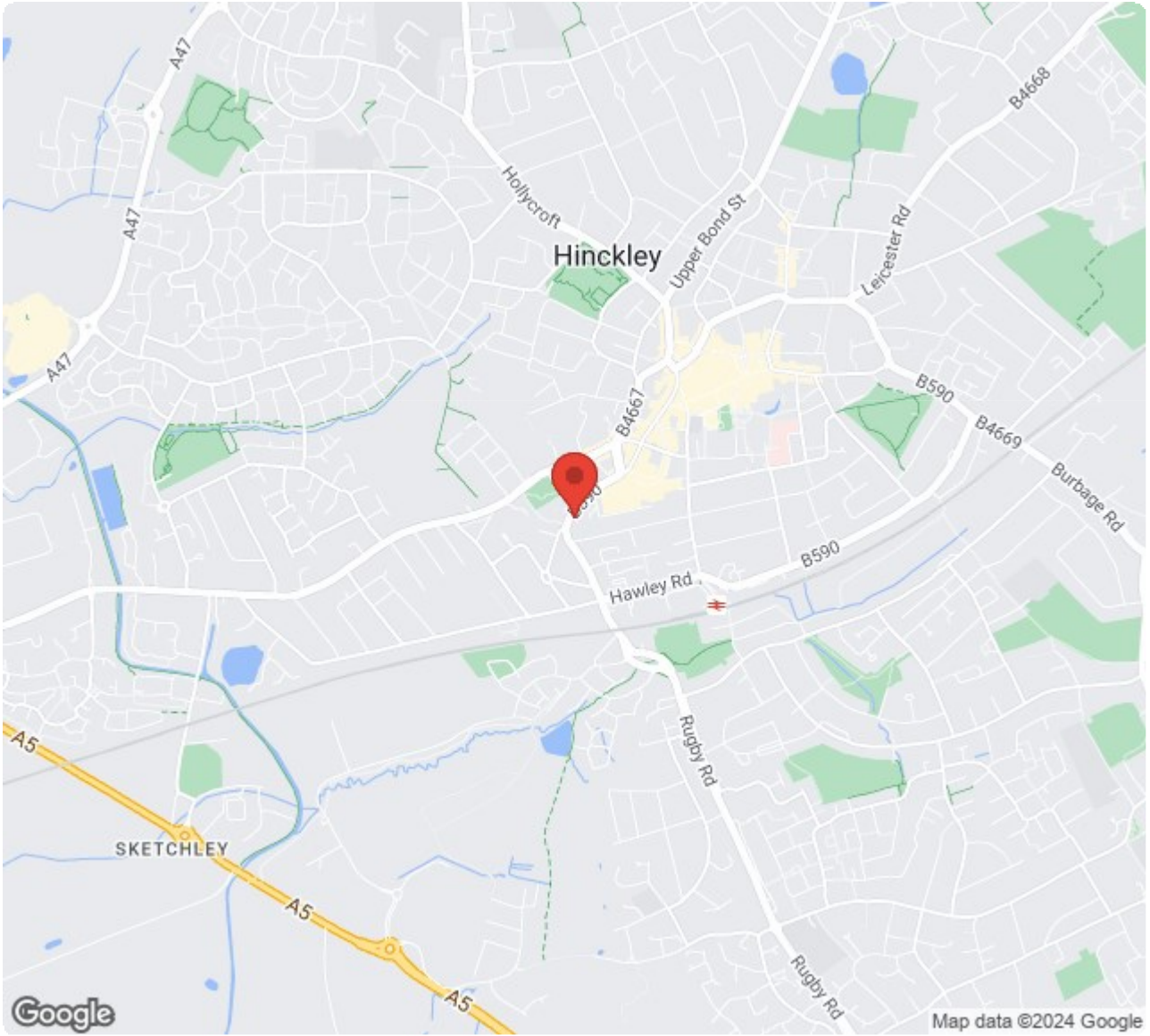
With white suite consisting panelled bath, mixer tap and shower attachment above, fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, wall mounted mirror fronted bathroom cabinet over the sink, white heated towel rail, Amtico woodgrain flooring, extractor fan, contrasting tiled surrounds, further cupboard housing the gas condensing combination boiler for the central heating and domestic hot water with built-in programmer.



## OUTSIDE

There is a shared access leading to the rear of the property where there is a concrete patio and a lawned garden area.





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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