



56 A&B QUEENS ROAD, HINCKLEY, LE10 1EF

OFFERS OVER £250,000

INVESTMENT ONLY. Freehold title comprising of 2 two bedroom maisonettes overlooking Queens Park. Both properties are tenanted with a total income of £1,265 PCM or £15,180 per annum. Popular and highly convenient location within walking distance of the town centre, the Crescent, local schools, the leisure centre, doctors, dentists, train and bus stations. The properties benefit from white panelled interior doors and gas central heating. The deceptively spacious maisonettes offer entrance hallway, and open plan living kitchen dining room. Two good sized bedrooms and bathroom with separate shower cubicle. Fenced and enclosed rear garden. Ground floor property also benefits from one car parking space.



TENURE

Freehold

Council tax band= B

56A ACCOMMODATION

Wooden and glazed door to

ENTRANCE HALLWAY

With single panelled radiator, emergency lighting, smoke alarm, attractive white panelled interior door to

BEDROOM ONE TO FRONT

9'11" x 11'4" (3.04 x 3.47)

With double panelled radiator and TV aerial point. Attractive white panelled interior door to



LIVING DINING KITCHEN TO REAR

19'6" max x 22'9" (5.96 max x 6.94)

The kitchen area with a range of fitted kitchen units with black roll edge working surfaces above, inset four ring gas hob with extractor hood above and electric oven and grill beneath. Integrated fridge and freezer, Hotpoint washing machine and tiled splash backs. Further range of wall mounted cupboard units one housing the Glow-worm gas combination boiler for the central heating and domestic hot water and display units and appliances recess points. The living area with double panelled radiator, laminate wood strip flooring, TV aerial point, UPVC SUDG sliding doors to rear garden.



BEDROOM TWO TO REAR

7'4" x 13'4" (2.24 x 4.08)

With double panelled radiator and TV aerial point.



FAMILY BATHROOM

7'8" x 6'5" (2.34 x 1.96)

With white suite consisting separate shower cubicle with tiled surrounds, panelled bath with tiled surrounds, vinyl flooring, low level WC, pedestal wash hand basin, extractor fan, wall mounted mirror fronted cupboard and a single panelled radiator.



56B ACCOMMODATION

Wooden and glazed door to the

ENTRANCE HALLWAY

With spindle balustrades and stairway to first floor.

FIRST FLOOR LANDING

With wired in smoke alarm, emergency lighting, Drayton thermostat for the central heating, attractive white panelled interior door to

BEDROOM TWO TO FRONT

8'5" x 11'9" (2.58 x 3.59)

With double panelled radiator.



BEDROOM ONE TO FRONT

10'7" x 11'9" (3.25 x 3.59)

With double panelled radiator and TV aerial point.



FAMILY BATHROOM

7'6" x 6'6" (2.30 x 1.99)

With white suite consisting separate shower cubicle with tiled surrounds, mixer shower above, low level WC, pedestal wash hand basin and panelled bath with tiled surrounds.



LIVING DINING KITCHEN TO REAR

19'7" x 13'8" (5.98 x 4.18)

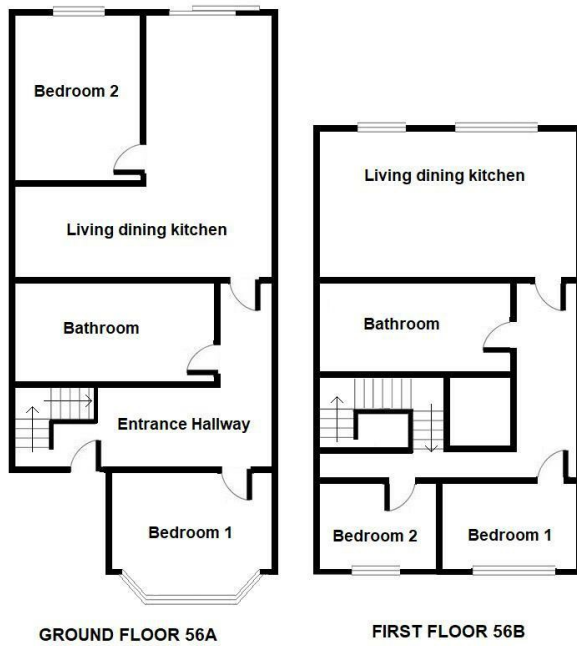
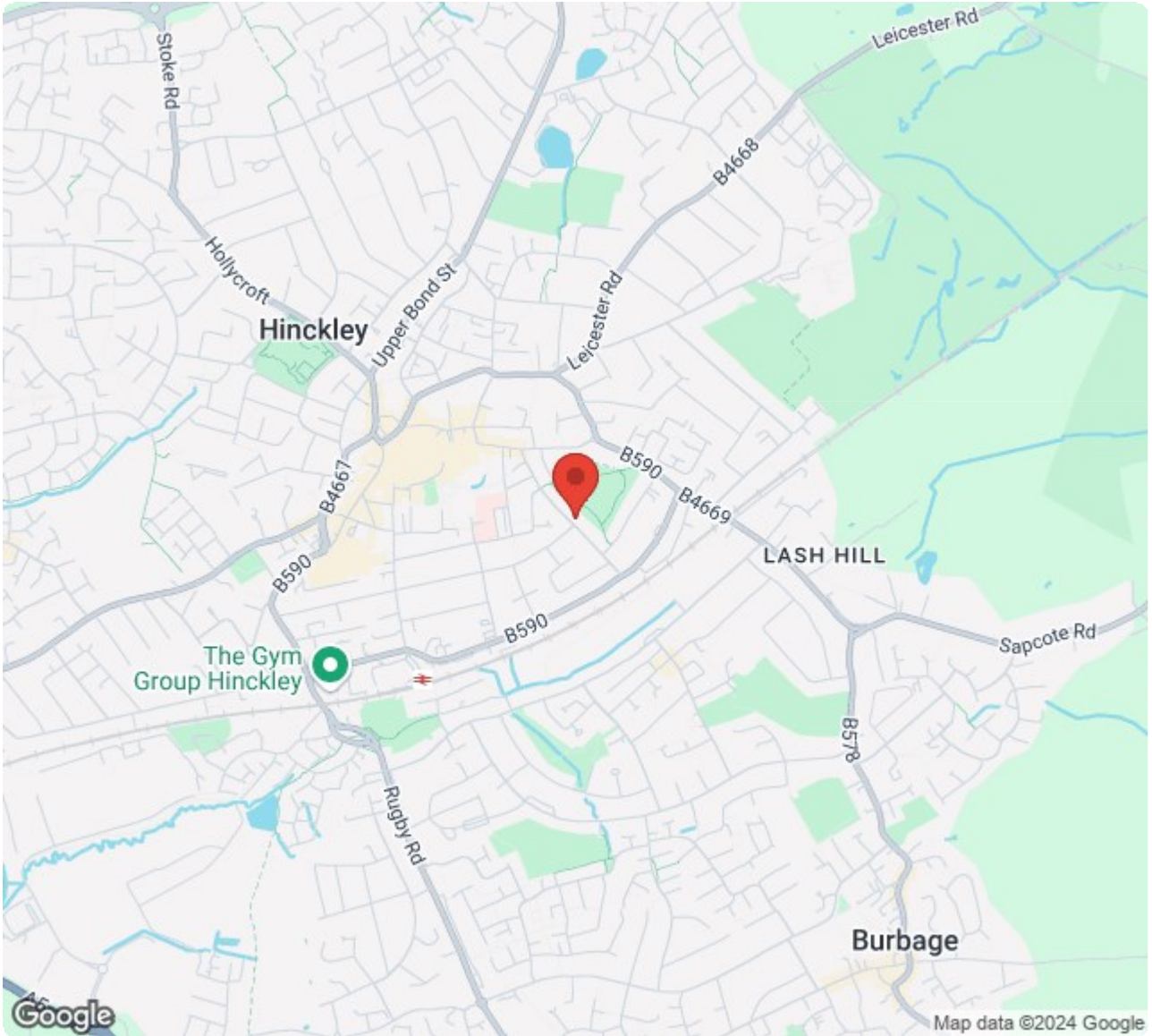
The kitchen area with a range of fitted kitchen units with black roll edge working surfaces above, inset four ring gas hob with extractor hood above, oven and grill beneath. Breakfast bar, inset stainless steel sink unit, one and a half bowl with mixer tap above and drainer. Further range of wall mounted cupboard units, integrated fridge and freezer, plumbing for automatic washing machine, cupboard housing the Glow-worm gas combination boiler for the central heating and domestic hot water and vinyl flooring. The living area with two double panelled radiators, TV aerial point, coving to ceiling and picture rails.



OUTSIDE

To the front of the property is a car port. To the rear of the property is the fenced and enclosed rear garden. Adjacent to the property is a slabbed patio and plastic shed. The garden has views overlooking Queens Park.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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			
England & Wales		EU Directive 2002/91/EC	



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