



wards  
Residential

1 2 & 4 Victoria Court, Hinckley, LE10 1QJ  
£375,000 Open to offers

## Leasehold

**INVESTMENT OPPORTUNITY - NO CHAIN.** The subject property comprises three, two bedroom tenanted maisonettes in an attractive courtyard development, Victoria Court, fronting Derby Road on the fringe of Hinckley town centre, in close proximity to local amenities and bus routes. Two maisonettes are ground floor (1 & 4) with the other first floor (2). Each maisonette comprises a large open-plan Kitchen/Lounge/Diner, two Bedrooms and Bathroom. There is a nominated car parking space for each unit which benefit from UPVC double glazing & gas central heating.

### 1 Victoria Court

Two bedroom ground floor maisonette with sitting tenant. Passing rent can be provided on application.

### 4 Victoria Court

Two bedroom ground floor maisonette with sitting tenant. Passing rent can be provided on application.

### 2 Victoria Court

Two bedroom first floor maisonette with sitting tenant. Passing rent can be provided on application.

### Kitchen Area

The kitchen area is fitted with a good range of wall and base level units with working surfaces over, inset stainless steel sink and drainer, built-in electric oven and four ring gas hob with a chimney style overhead hood. Integrated fridge/freezer, washing machine and wall mounted central heating boiler. Laminate flooring.

### Hallway

With access to:

### Bedroom One

UPVC double glazed window to the rear elevation, TV aerial point and radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation and radiator.

### Bathroom



## Outside

There is an allocated car parking space in the communal courtyard for each unit.

## Living Area

The living area benefits from an UPVC double glazed window to the front elevation, built in store cupboard, radiator and TV aerial point. Laminate flooring.

## Leasehold Information

Leasehold.

1 Victoria Court - C(79).

2 Victoria Court - C(77).

4 Victoria Court - C(79).

Call 01455 251771 to make an appointment to view this property



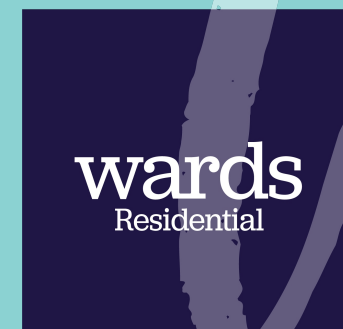




TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



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