



### 56B. QUEENS ROAD, HINCKLEY, LE10 1EF

**ASKING PRICE £122,000**

**NO CHAIN!** Two bedroom first floor flat overlooking Queens park. 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 property benefits from white panelled interior doors and gas central heating. The deceptively spacious maisonette offers entrance hallway, and open plan living kitchen dining room. Two good sized bedrooms and bathroom with separate shower cubicle. Fenced and enclosed rear garden.



## TENURE

Leasehold

999 years from 2025.

50% Share of the freehold.

Maintenance costs shared between the 2 flats.

Council tax band= B

## 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

## 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.



### **BEDROOM ONE TO FRONT**

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

With double panelled radiator and TV aerial point.



### **BEDROOM TWO TO FRONT**

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

With double panelled radiator.



### **FAMILY BATHROOM**

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

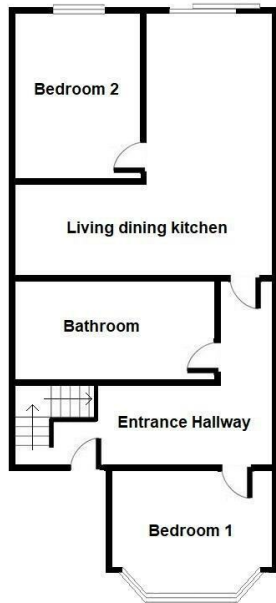
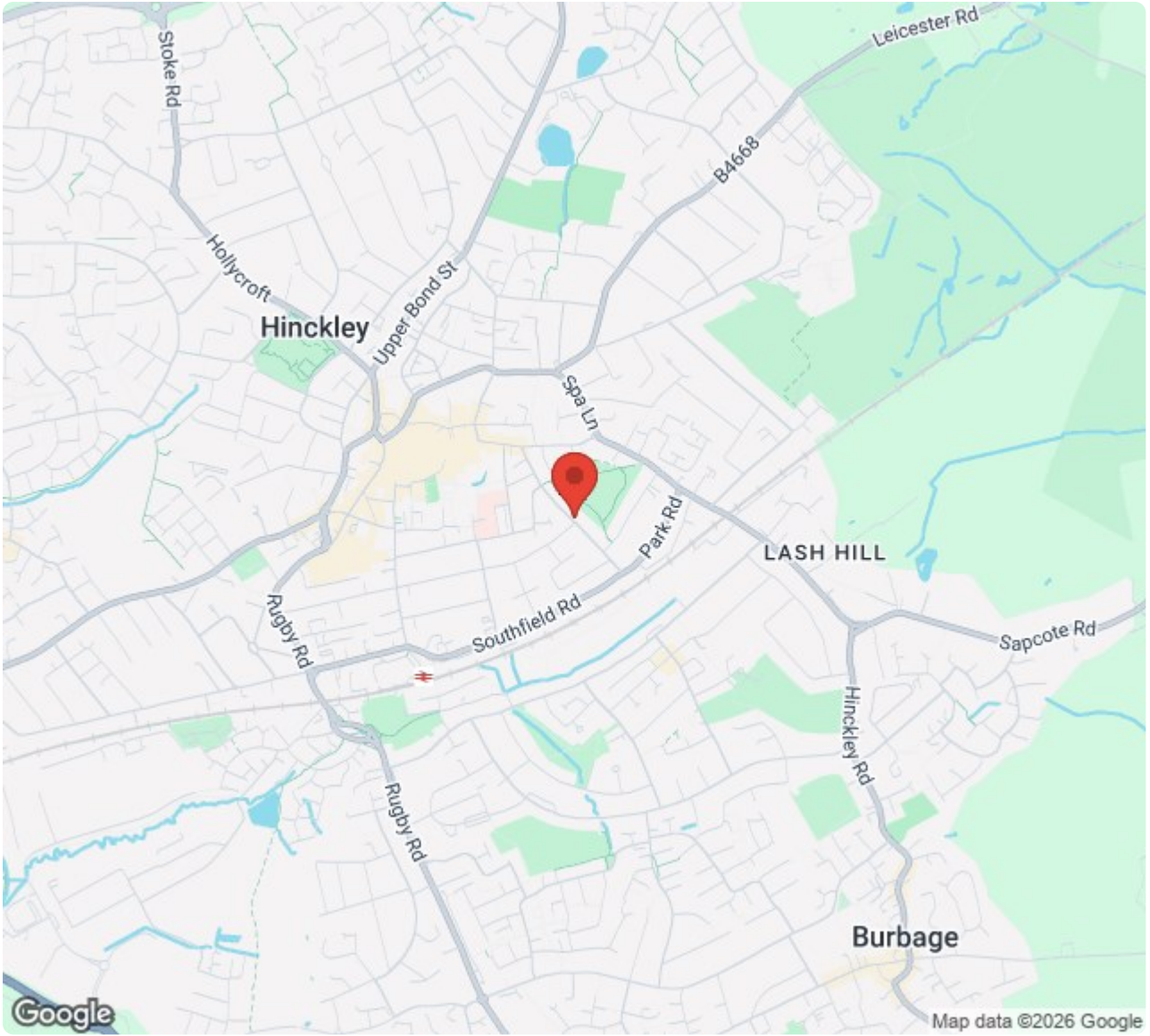
With white suite consisting separate shower cubicle with tiled surrounds, mixer shower above, low level WC, pedestal wash hand basin and panelled bath with tiled surrounds.

### **OUTSIDE**

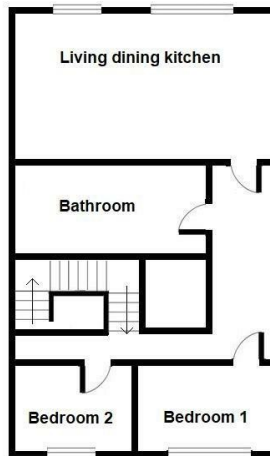
To the rear of the property is the fenced and enclosed rear garden. Adjacent to the property is a slabbed patio and plastic shed. The garden has views overlooking Queens Park.







GROUND FLOOR 56A



FIRST FLOOR 56B

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>			
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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