Scrivins & Co
Sales & Lettings

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

T **01455 890480** E **sales@scrivins.co.uk** W **scrivins.co.uk**

40 WOOD STREET, HINCKLEY, LE10 1JQ

ASKING PRICE £110,000

NO CHAIN! One bedroom first floor apartment close to Hinckley Town Centre. Sought after and highly convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentists, Leisure Centre, parks, train and bus stations and good access to major road links. Well presented and benefiting from feature fireplace, fitted wardrobes and UPVC SUDG. Accommodation offers entrance hallway, lounge, kitchen bedroom and bathroom. Allocated parking to rear. White good, curtains, blinds and carpets included.

TENURE
Leasehold
968 Years remaining
Council Tax Band A
Ground Rent and Service Charge £145.33 per quarter for both.

ACCOMMODATION
Entrance door to flat to

ENTRANCE HALLWAY
With coving to ceiling, loft access and intruder alarm programmer. Door to useful storage cupboard housing the immersion tank. Door to

LOUNGE TO FRONT
9'3" x 14'10" (2.84 x 4.54)
With coving to ceiling, dado rail, feature fireplace with timber mantle and marble backing with hearth incorporating an electric fire. TV aerial point, storage heater. Door to

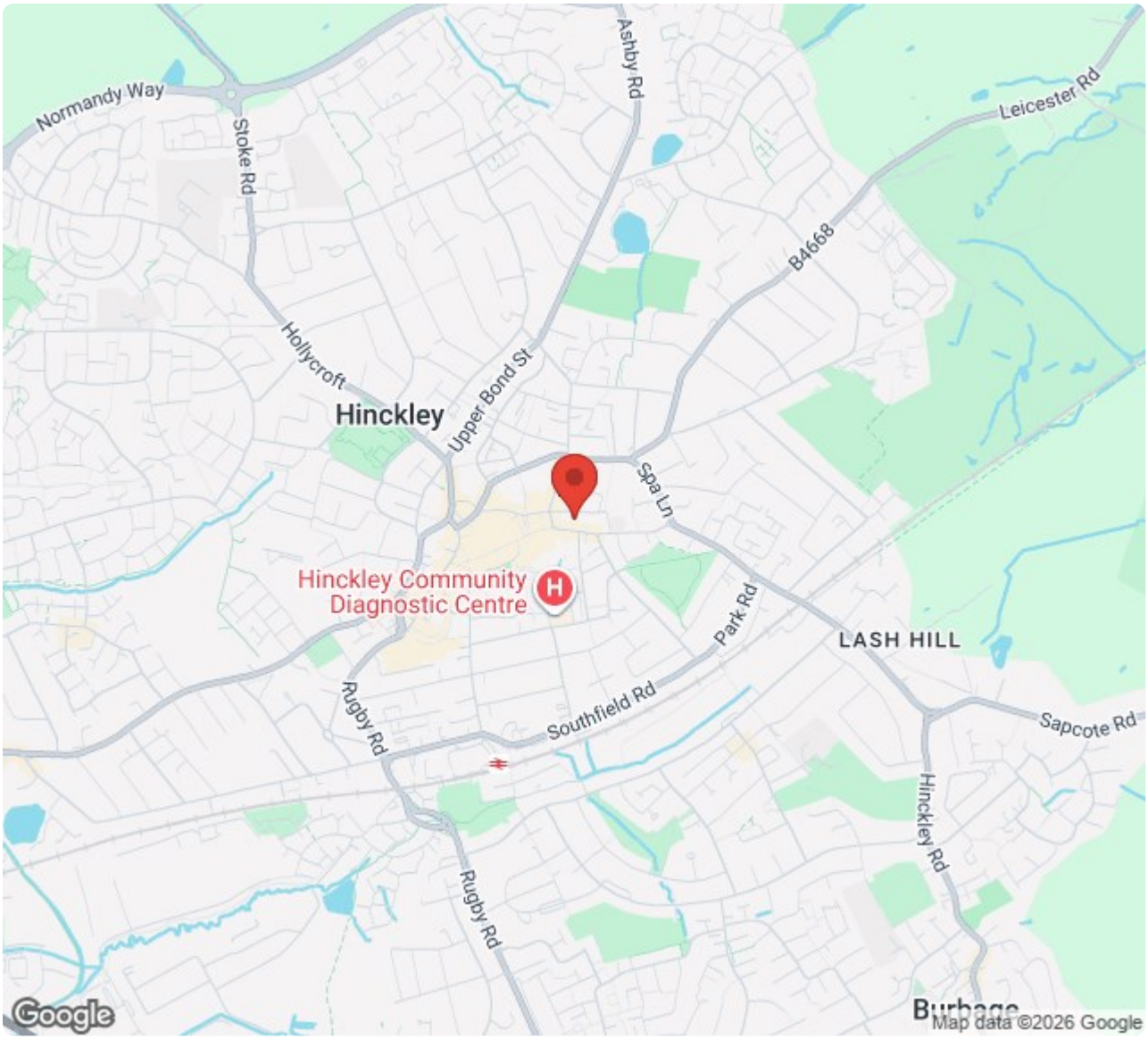
KITCHEN TO FRONT
5'11" x 9'10" (1.81 x 3.01)
With tile effect vinyl flooring, a range of white hardwood floor standing kitchen cupboard units with stone effect roll edge working surfaces above. One and a half white resin drainer sink with white mixer tap, built in oven and four ring electric hob with extractor hood above and tiled splashbacks. Bosch washing machine and Hotpoint fridge freezer. A range of matching wall cupboards and coving to ceiling.

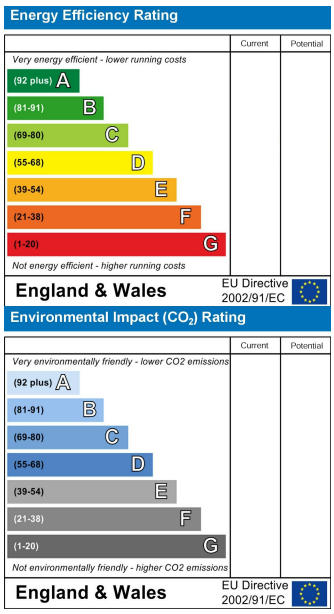
BEDROOM TO REAR
10'6" x 11'10" (3.22 x 3.61)
With storage heater and a range of Hammonds built in wardrobes with matching bedside table and dressing table, storage heater. Door to

BATHROOM
4'7" x 8'8" (1.40 x 2.65)
With three piece suite consisting of a low level WC, panelled bath with chrome taps with Mira wall mounted electric shower above, tiled surrounds and pedestal wash hand basin with chrome taps. Wall lights with shaver point, extractor fan and wall mounted electric heater.

OUTSIDE

There is a residence car park to rear.





naea | propertymark PROTECTED

arla | propertymark PROTECTED

Scrivins & Co Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk