

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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17 RYELANDS CRESCENT, STOKE GOLDING, CV13 6EP

ASKING PRICE £65,000

40% SHARE - NO CHAIN. A perfect first time buy is this spacious first floor maisonette overlooking a green.. Popular and highly convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, parks, bus service, public houses, takeaways and good access to major road links. Well presented and benefiting from inset ceiling spot lights, Neff appliances, gas central heating & UPVC SUDG. Accommodation offers entrance hallway, open plan living dining kitchen, one double bedroom and bathroom. One allocated parking space. Three years remaining on NHBC guarantee. Furniture available via seperate negotiation.



TENURE

Leasehold - 989 years remaining

Housing Association : East Midlands Housing (EMH) - 40% share of the property.

Rent on remaining share - £296.12 PCM

Ground Rent, Admin, Buildings Insurance, Management Charge & communal Maintenance - £18.88 PCM

Council Tax Band A

EPC Rating B

ACCOMMODATION

Composite door to

ENTRANCE HALLWAY

With wood effect laminate flooring, single panelled radiator. Wall mounted fuse board, intruder alarm keypad, doorbell chime and lighting. Stairs to first floor landing.

HALLWAY AREA

With single panelled radiator, wired in smoke alarm. Wall mounted Danfoss heating thermostat. Door to useful storage cupboard.



OPEN PLAN KITCHEN/DINING/LIVING AREA

17'8" x 12'8" (5.40 x 3.87)



KITCHEN AREA

With wood effect LVT flooring, radiator. Heat detector. With a range of fashionable off white wood grain kitchen floor standing kitchen cupboard units with brushed chrome handles, stone effect working surfaces, built in Neff oven with four ring Neff hob and extractor fan above. Built in fridge freezer and Neff slimline dishwasher & washer dryer. Further matching range of wall cupboard units, one housing the Potterton combination boiler for domestic hot water and gas central heating. Stainless steel sink with chrome mixer taps, inset ceiling spotlights. Venetian Blinds.



LIVING AREA

With LVT flooring, radiator. TV aerial point.



BEDROOM

14'0" x 11'8" (4.29 x 3.58)

With single panelled radiator with built in wardrobe, shelving and hanging rails. Venetian blinds. Loft access boarded with drop down ladder. Door to



BATHROOM

5'5" x 7'3" (1.67 x 2.22)

With LVT flooring, three piece suite consisting of a pedestal wash hand basin with chrome mixer taps and low level WC, panelled bath with chrome mixer taps with bar shower above. Tiled surrounds, inset ceiling spotlights, extractor fan and chrome heated towel rail.

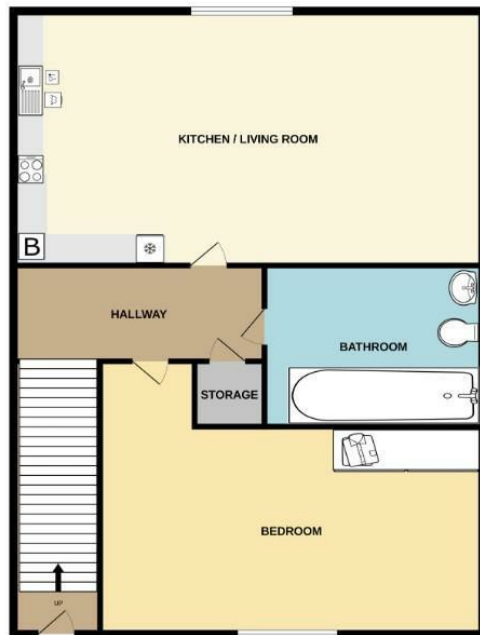


OUTSIDE

One allocated parking space.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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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