



42a Coventry Road
HINCKLEY
LE10 0JT

Energy rating

E

Valid until
16 May 2032

Certificate number
8412-9025-9000-0492-3296



- Two Bedrooms
- Town Centre Location
- Ideal First Time Buy or Investment

42a Coventry Road, Hinckley, Leicestershire, LE10 0JT

£110,000

Wright & Wright are pleased to offer for sale this first floor duplex apartment in a popular and highly convenient location within walking distance of the town centre and The Crescent for shops and transport. The property is deceptively spacious and offers entrance hallway, kitchen, lounge and shower room. To the first floor two bedrooms. Ideal Buy to Let Investment.

Property Description

Kitchen

8' 10" x 7' 7" (2.69m x 2.31m) With a range of white fitted kitchen consisting inset single drainer sink unit, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units, contrasting roll edge working surface above and decorative tiled splash backs. Further matching range of wall mounted cupboard units and integrated hob, grill and oven beneath. Attractive white panelled interior door to

Shower Room

White suite consisting enclosed shower cubicle with tiled surround and electric wall mounted shower, low level WC, vanity sink unit with cupboard beneath, extractor fan, vinyl flooring and electric panelled heater. Attractive white panelled interior door to

Lounge

12' 9" x 10' 8" (3.88m x 3.25m) With laminate wood strip flooring, TV aerial point, electric wall mounted heater, door to useful under stairs storage cupboard.

First Floor Landing

With smoke alarm, attractive white panelled interior door to

Bedroom One

10' 11" x 7' 6" (3.32m x 2.28m) With laminate wood strip flooring, electric panel heater, interior door to..

Bedroom Two

10' 9" x 7' 9" (3.27m x 2.36m) With laminate wood strip flooring, electric panel heater and a Velux window.

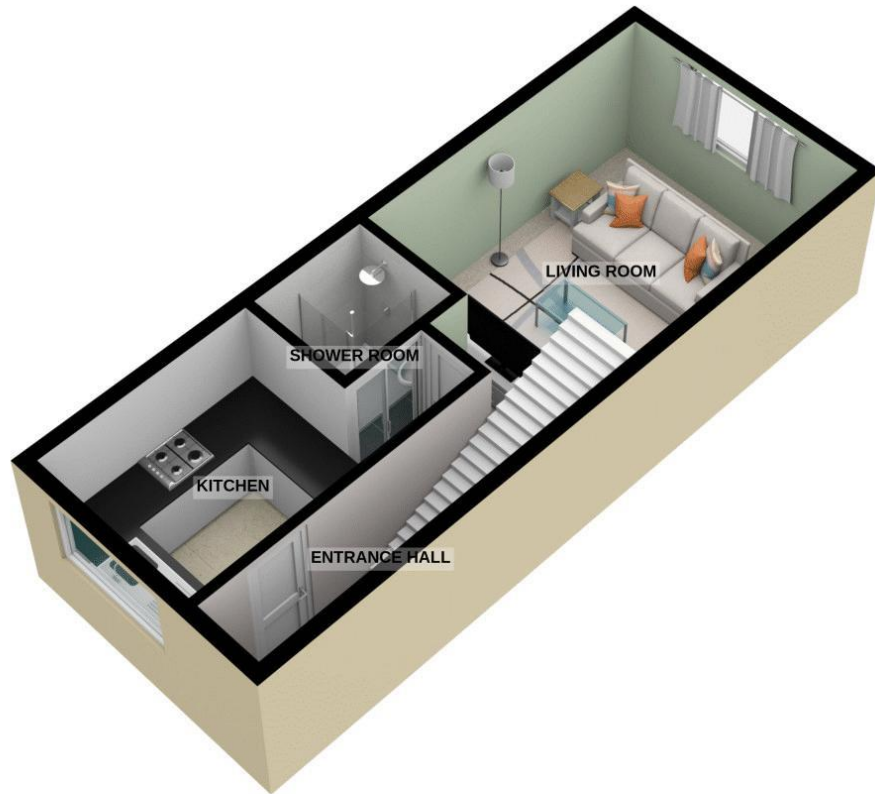
Notes to Purchasers

Tenure - Leasehold 964 years remaining Ground rent £10 per annum

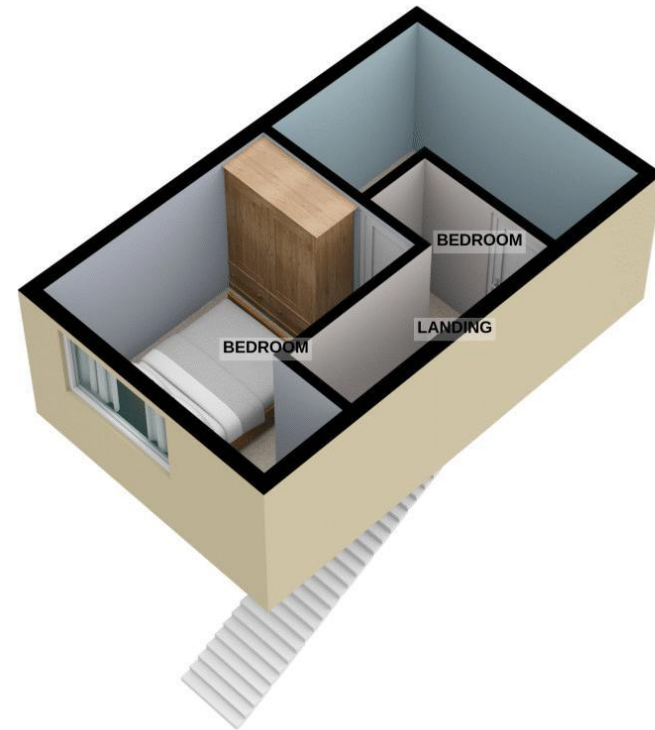




GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements