



# 47 King Georges Way

, Hinckley, LE10 0LE

## Offers In The Region Of £125,000









#### NO CHAIN

A deceptively spacious, well appointed, first floor maisonette situated in a popular location Having the benefit of PVCu double glazing, gas central heating (boiler not operative), modern kitchen, bathroom with shower and established enclosed rear garden. This property is ideally located, close to local amenities and accessible for commuting to all major road links such as M69, M1, M6 & A5.

Leasehold- 117 years (TBC) £35 ground rent (TBC)



#### Hallway 16'1" (max) x 11'7" (max) (4.90 (max) x 3.53 (max))

(Accessed via ground floor entrance, staircase up to maisonette entrance)

PVCu double glazed side window, radiator, fitted cupboard and roof void access.

### Fully Tiled Bathroom (side) 6'2" x 5'9" (1.88 x 1.75)

Full suite in white- panel bath with chrome mixer shower pedestal WHB, low flush WC, chrome ladder style radiator and obscure PVCu double glazed window.

# Bedroom 1 (rear) 15'1" (max) x 12'4" (max) (4.61 (max) x 3.77 (max))

With PVCu double glazed window, radiator and coving.

### Bedroom 2 (rear) 10'2" x 9'3" (min) (3.09 x 2.83 (min))

With PVCu double glazed window and radiator.

#### Lounge/Dining Room (front) 15'8"x 11'11" (4.78x 3.64)

Room sealed gas fire with back boiler (not operative), radiator, polished laminate flooring and coving.

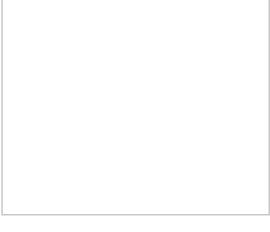
#### Kitchen (front) 9'6" x 9'6" (2.90 x 2.89)

With stainless steel sink unit, range of base and wall units (4 base and 2 wall) associated work surfaces, PVCu double glazed window, airing cupboard off, pantry with shelving

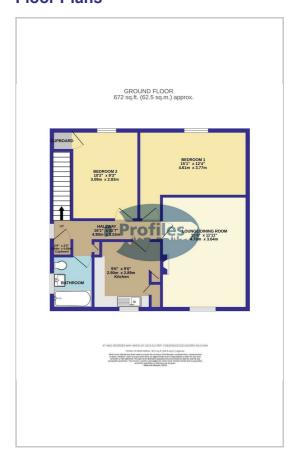
#### **Outside**

Enclosed rear garden with herbaceous borders.

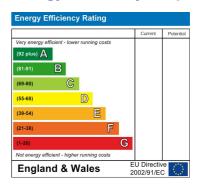
#### Area Map



#### Floor Plans



#### **Energy Efficiency Graph**



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