

CASTLE ESTATES

1982

A GOOD SIZED TWO BEDROOMED TOWNHOUSE SITUATED IN A SOUGHT AFTER VILLAGE LOCATION



**14 WEST HAVEN COURT, STATION ROAD
MARKET BOSWORTH CV13 0PR**

£1,100 Per Month

- Entrance Vestibule
- Spacious Lounge To Rear
- Family Bathroom
- Sought After Village Location
- Well Fitted Kitchen
- Two Double Bedrooms
- Lawned Rear Garden
- VIEWING ESSENTIAL - AVAILABLE NOW



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www.castles-online.co.uk



**** AVAILABLE NOW **** A good sized townhouse situated in a most sought after village location enjoying entrance vestibule, well fitted kitchen, lounge to rear, two bedrooms and a family bathroom. Outside there is a lawned rear garden.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold).

ENCLOSED PORCH

having upvc double glazed windows and door. Upvc double glazed door to Kitchen.

KITCHEN

14'5 x 10 (4.39m x 3.05m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with extractor above, space and plumbing for washing machine, space for fridge freezer, central heating radiator, wood effect flooring and upvc double glazed window to front.





LOUNGE

14'5 x 13'8 (4.39m x 4.17m)

having feature fireplace with inset fire, tv aerial point, two upvc double glazed windows to rear and upvc double glazed door opening onto Garden. Staircase to First Floor Landing.





FIRST FLOOR LANDING
having access to the roof space.

BEDROOM ONE

14'5 x 10'6 (4.39m x 3.20m)

having built in wardrobes, central heating radiator and two upvc double glazed windows to rear.



BEDROOM TWO

10'1 x 8'7 (3.07m x 2.62m)

having walk in storage cupboard, central heating radiator and upvc double glazed window to front.



BATHROOM

7'1 x 5'6 (2.16m x 1.68m)

having panelled bath with shower over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

A pebbled foregarden. A fully enclosed rear garden with patio area, lawn and well fenced boundaries.

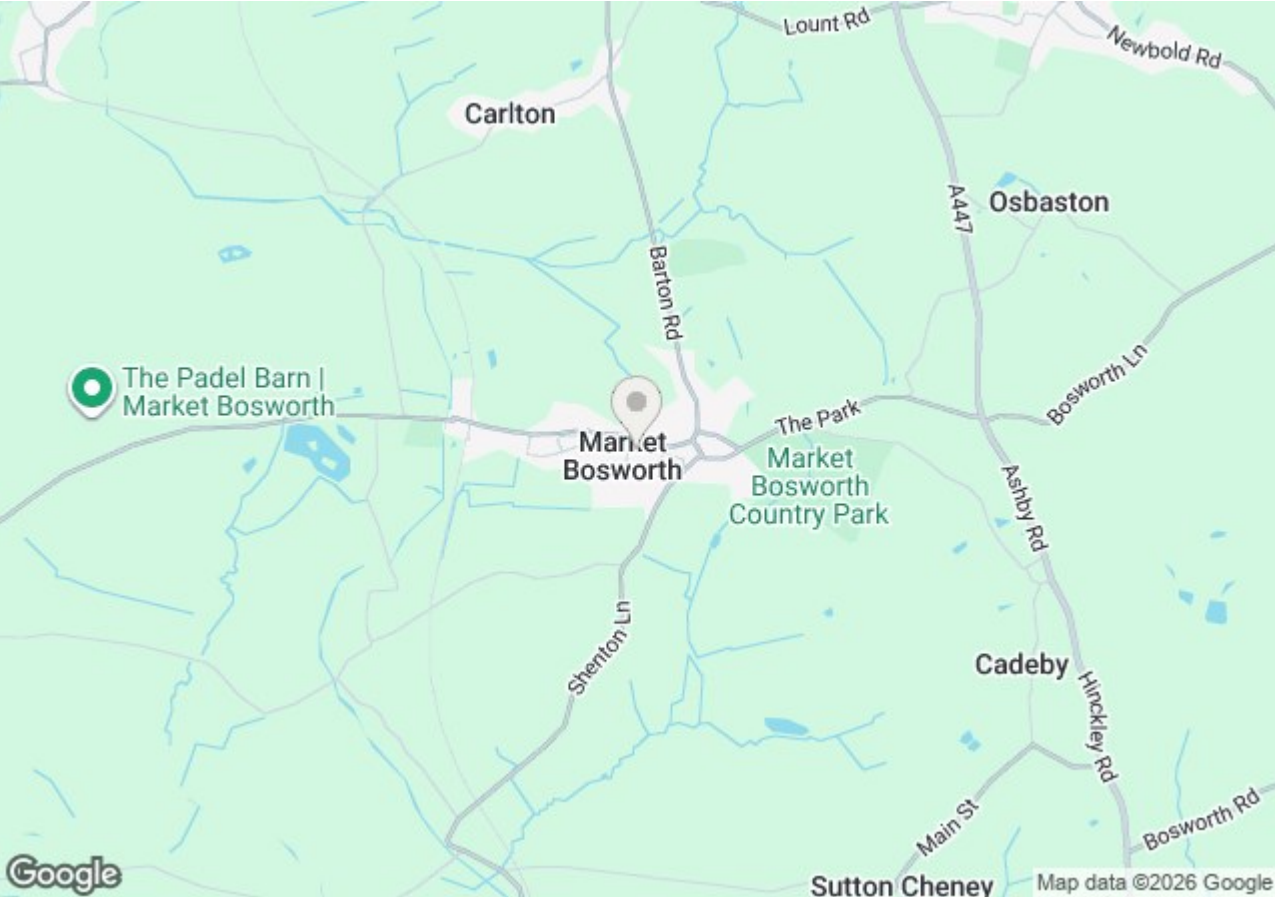


Energy Efficiency Rating

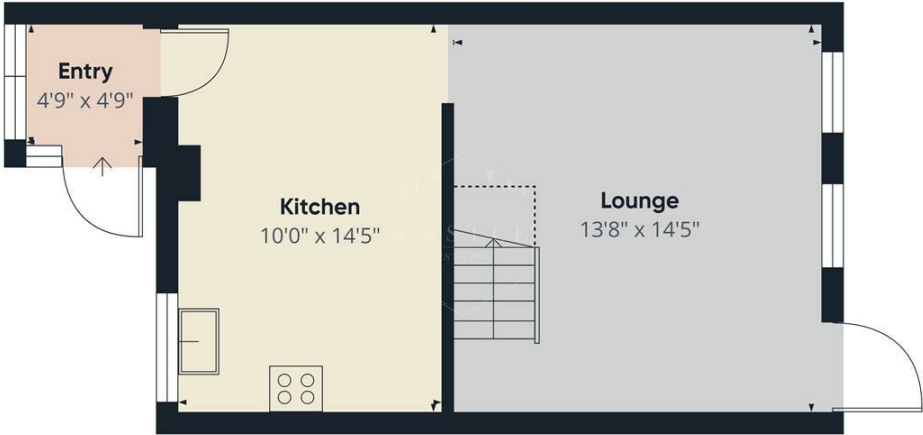
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

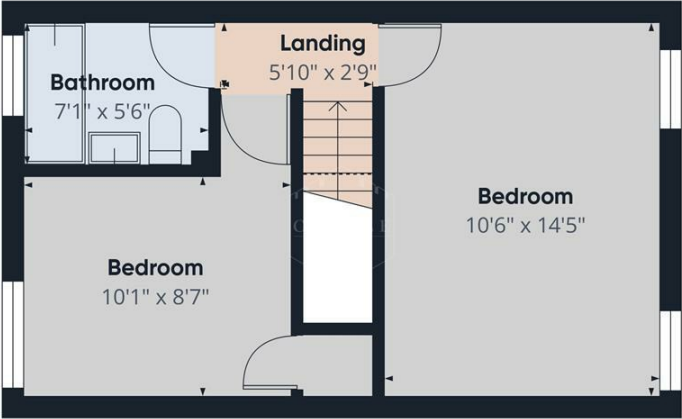
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area⁽¹⁾
694 ft²
Reduced headroom
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
