

CASTLE ESTATES

1982

A WELL PRESENTED AND IMPROVED TWO BEDROOMED TERRACE PROPERTY WITH PRIVATE REAR GARDEN AND OFF ROAD PARKING TO THE REAR SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**36 HINCKLEY ROAD
EARL SHILTON LE9 7LB**

Offers In The Region Of £165,000

- Attractive Lounge To Front
- Well Fitted Kitchen
- Spacious Family Bathroom
- Good Sized Private Rear Garden
- Popular & Convenient Town Centre Location
- Separate Dining Room
- Two Double Bedrooms
- Parking To Rear
- Range Of Outbuildings
- NO CHAIN - VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**** NO CHAIN - VIEWING ESSENTIAL **** This well presented and improved terrace property must be viewed to fully appreciate its wealth of attractive features.

The accommodation enjoys attractive lounge to front, separate dining room and a well fitted kitchen. To the first floor there are two double bedrooms and a spacious family bathroom. A particular feature of this property is the off road parking to rear and private well tended garden.

Is it situated in a popular and convenient town centre location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

LOUNGE

13'6" x 12'3" (4.13m x 3.75m)

having upvc double glazed front door, upvc double glazed window, feature brick fireplace, central heating radiator, tv aerial point, dado rail and coved ceiling.



DINING ROOM

13'7" x 12'3" (4.15m x 3.74m)

having upvc double glazed window to rear, feature fireplace, picture rail, wall light points, central heating radiator and wood effect flooring. Staircase to First Floor Landing.



KITCHEN

13'3" x 6'11" (4.05m x 2.11m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink, space for rangemaster style cooker, integrated fridge freezer, ceramic tiled flooring, central heating radiator, half panelled walls, gas fired boiler for central heating and domestic hot water, upvc double glazed window to side and upvc double glazed door to Garden.



COAL STORE

6'7" x 3'7" (2.02m x 1.10m)

SEPARATE W.C.

7'0" x 3'0" (2.14m x 0.93m)

having high level w.c.

STORE ROOM

7'2" x 5'2" (2.20m x 1.59m)

FIRST FLOOR LANDING

12'3" x 3'2" (3.75m x 0.98m)

having central heating radiator.

BEDROOM ONE

13'6" x 12'3" (4.14m x 3.75m)

having upvc double glazed window to front, central heating radiator and built in closet.



BEDROOM TWO

12'3" x 10'2" (3.75m x 3.10m)

having upvc double glazed window to rear and central heating radiator.



BATHROOM

13'3" x 6'11" (4.05m x 2.11m)

having white suite including panelled bath, low level w.c., wash hand basin, separate shower cubicle, ceramic tiled splashbacks, extractor fan and upvc double glazed window to rear with obscure glass.



OUTSIDE

There is rear vehicular access off Heath Lane South through wrought iron gates leading off road parking. A fully enclosed and private rear garden with slabbed patio area, lawn, mature shrubs, fenced and walled boundaries.







FRONT ELEVATION



Energy Efficiency Rating

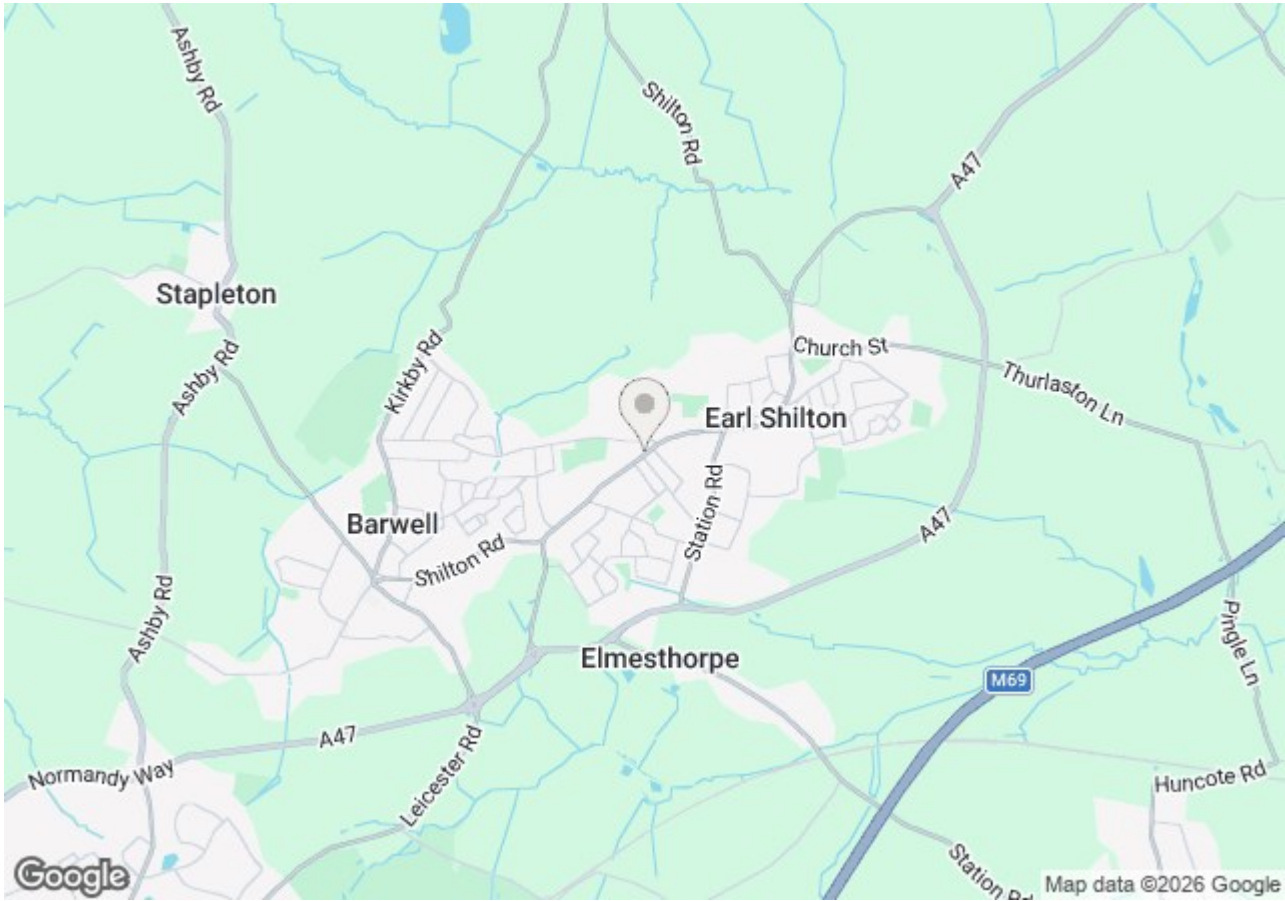
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

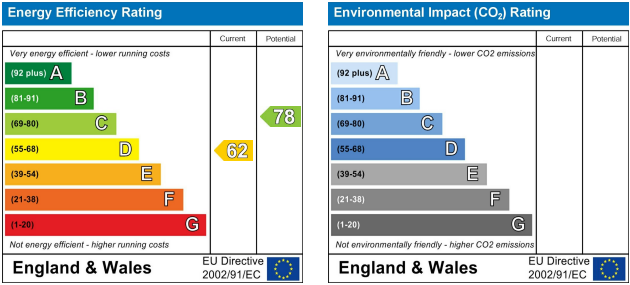
England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) 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 & WalesEU Directive 2002/91/EC





Approximate total area⁽¹⁾
87.6 m²

(1) Excluding balconies and terraces

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
