

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PARKING TO THE REAR SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## **4 MERRYHURST PLACE HINCKLEY LE10 0FG**

**50% Shared Ownership £115,000**

- VIEWING ESSENTIAL
- Attractive Lounge
- Well Fitted Kitchen
- Two Further Good Sized Bedrooms
- Ample Parking & Lawned Rear Garden
- Entrance Hall With Guest Cloakroom
- Separate Dining Room
- Master Bedroom With Ensuite
- Family Bathroom



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A well presented end townhouse located in the popular area of Merry Hurst Place, Hinckley. Viewing is essential.

The accommodation enjoys entrance hall with guest cloakroom off, attractive lounge, separate dining room and a well fitted kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside there is an allocated parking space to rear as well as further parking to the front. The rear garden is well tended and laid principally to lawn.

Situated in Hinckley, the property benefits from a convenient location with easy access to local amenities, schools, and transport links.

This property is currently shared ownership, however, you can purchase the whole 100% at £230,000 and this then being a freehold property.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B

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### **ENTRANCE HALL**

4 x 3'10 (1.22m x 1.17m )

having front door, central heating radiator, coved ceiling and electric consumer unit.

### **GUEST CLOAKROOM**

4'9 x 3'11 (1.45m x 1.19m )

having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, extractor fan and central heating radiator.



## LOUNGE

16'2 x 11 (4.93m x 3.35m)

having upvc double glazed window to front, coved ceiling, tv aerial point and central heating radiator. Feature spindle balustraded staircase to First Floor Landing with storage beneath.



**DINING ROOM**

8'6 x 8'5 (2.59m x 2.57m )

having central heating radiator, dado rail, coved ceiling and upvc double glazed French doors opening onto Garden, Archway to Kitchen.



## KITCHEN

8'7 x 6'7 (2.62m x 2.01m )

having range of fitted units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, space for upright fridge freezer and upvc double glazed window to rear.



## FIRST FLOOR LANDING

9'1 x 3'3 (2.77m x 0.99m )

having access to the roof space, built in airing cupboard housing the gas fired boiler for central heating and domestic hot water.



## MASTER BEDROOM

11'3 x 8'9 (3.43m x 2.67m )

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

9'4 x 3'11 (2.84m x 1.19m )

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks, shaver point and upvc double glazed window with obscure glass to front.



**BEDROOM TWO**

8'10 x 8'3 (2.69m x 2.51m )

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



**BEDROOM THREE**

8 x 6'11 (2.44m x 2.11m )

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



**BATHROOM**

9'4 x 3'11 (2.84m x 1.19m)

having white suite including panelled bath with shower attachment, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, shaver point and central heating radiator.



## OUTSIDE

There is parking space to front and allocated parking to the rear for a car. A foregarden with path to front door and picket fenced boundary. Pedestrian access to a fully enclosed rear garden with patio area, lawn, flower borders and well fenced boundaries.



## OUTSIDE - PARKING

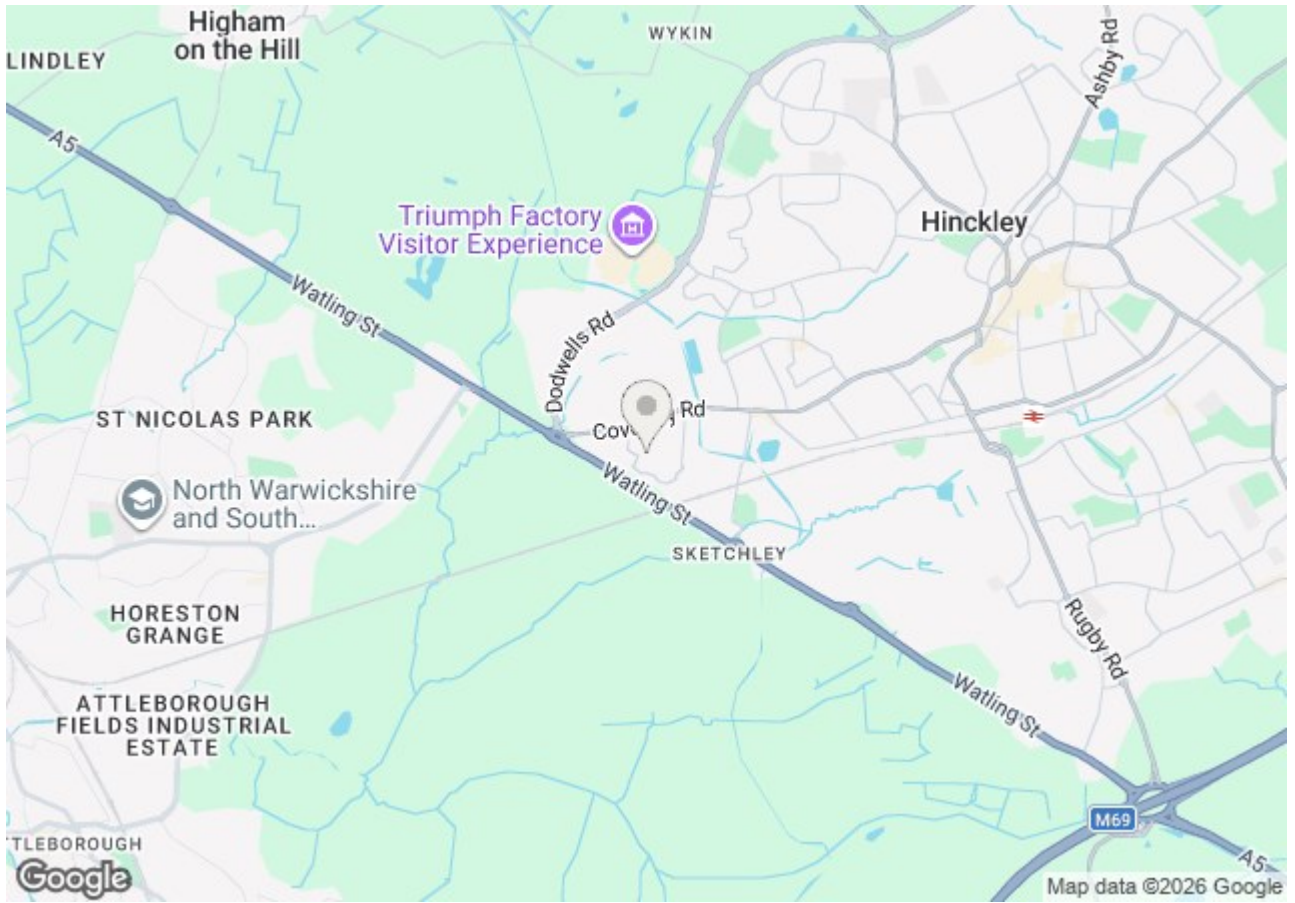


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



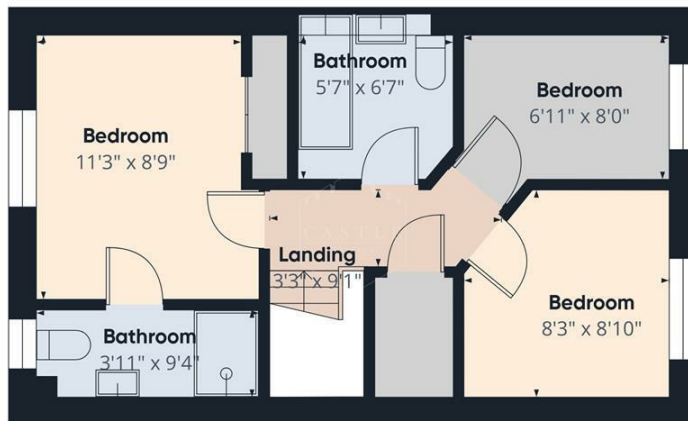
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85

65



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
744 ft<sup>2</sup>

(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.

GIRAFFE360



## **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

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