

CASTLE ESTATES

1982

A FOUR BEDROOMED DETACHED FAMILY RESIDENCE IN NEED OF FULL MODERNISATION SITUATED IN A HIGHLY POPULAR AND CONVENIENT LOCATION



7 GLADSTONE CLOSE HINCKLEY LE10 1SB

Offers Over £290,000

- Entrance Hall
- Dining Room
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Lawned Gardens Front & Rear
- Lounge
- Kitchen
- Bathroom & Separate W.C.
- Brick Built Garage
- NO CHAIN



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VIEWING

By arrangement through the Agents.

DESCRIPTION

An opportunity to purchase a detached family residence in need of full modernisation. Situated in a sought after and convenient residential location, close to Asda Superstore and Hinckley town centre with its shops, schools and amenities. Commuting via the A447, A47, A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

The accommodation consists of entrance hall, lounge, separate dining room and kitchen. To the first floor there are four good sized bedrooms, bathroom and separate w.c. Outside the property benefits from ample off road parking, garage, mature gardens front and rear.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed side entrance door and central heating radiator.



LOUNGE

17'4" x 10'10" (5.29m x 3.32m)

having central heating radiator, upvc double glazed bay window to front and further upvc double glazed window to front.



LOUNGE



KITCHEN

8'11" x 8'7" (2.73m x 2.64m)

having range of wall and base units with contrasting roll top work surfaces and inset stainless steel sink, space for oven, space and plumbing for washing machine and upvc double glazed window to front.



DINING ROOM

14'10" x 7'10" (4.54m x 2.40m)

having central heating radiator, staircase to first floor landing, upvc double glazed window to rear and door opening onto the rear garden.



DINING ROOM



FIRST FLOOR LANDING

having access to roof space.

BEDROOM ONE

11'8" x 9'1" (3.56m x 2.77m)

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



BEDROOM TWO

11'1" x 9'1" (3.39m x 2.77m)

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

BEDROOM THREE

8'6" x 8'0" (2.61m x 2.45m)

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

BEDROOM FOUR

8'5" x 8'0" (2.59m x 2.45m)

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

BATHROOM

5'6" x 5'2" (1.70m x 1.59m)

having panelled bath with shower attachment, wash hand basin and upvc double glazed window to side with obscure glass.



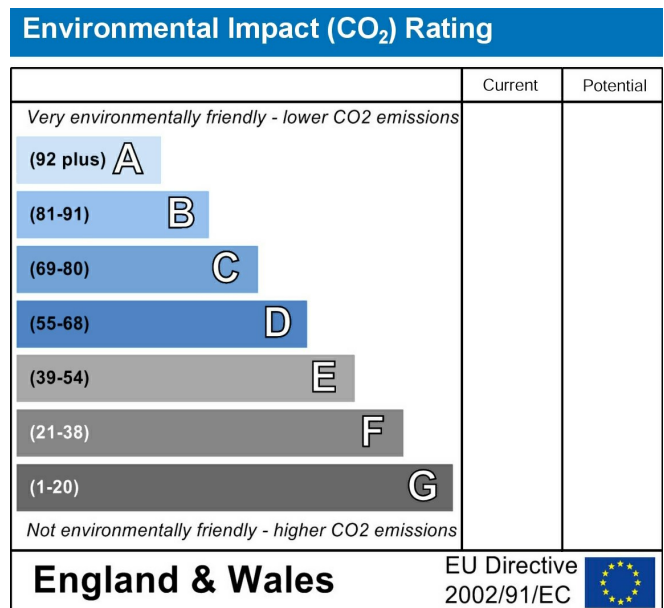
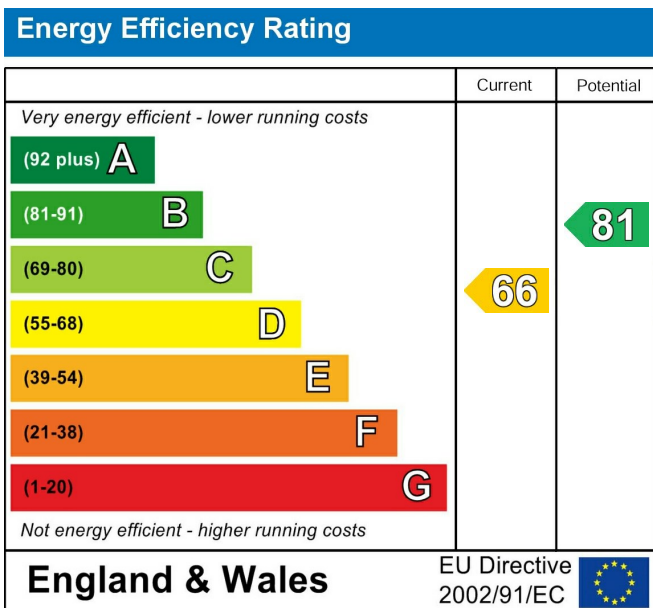
SEPARATE W.C.

having low level w.c. and upvc double glazed window to side with obscure glass.



OUTSIDE

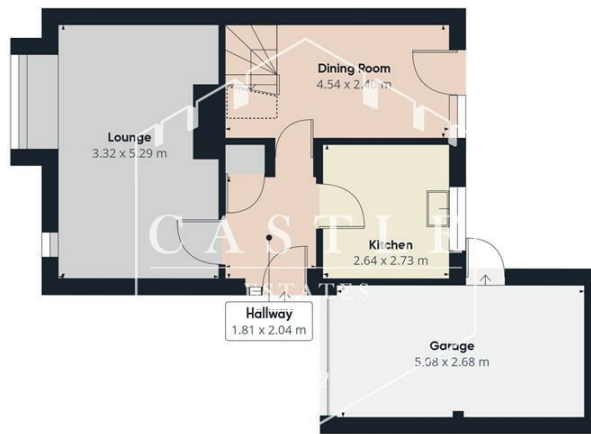
There is a lawned foregarden. Direct access to a driveway with ample off road parking leading to SINGLE GARAGE with up and over door, power and light. A fully enclosed rear garden with patio area, lawn, mature flower borders and fenced boundaries.



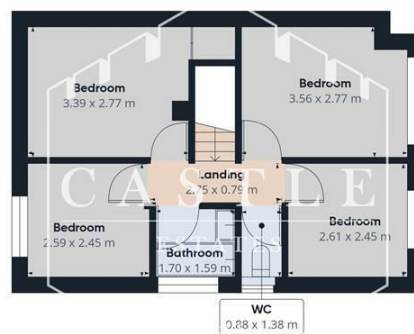
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Floor 0



Floor 1

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
