

CASTLE ESTATES

1982

**A MODERN TWO BEDROOMED MID TOWNHOUSE WITH GARAGE TO REAR
SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**30 RATCLIFFE ROAD
BURBAGE LE10 2SP**

Offers In The Region Of £180,000

- Entrance Porch To Hall
- Kitchen
- Bathroom
- Rear Access To Garage
- Lounge To Front
- Two Good Sized Bedrooms
- Lawned Gardens Front & Rear
- NO CHAIN



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This mid townhouse enjoys entrance porch leading to hall, lounge, kitchen, two good sized bedrooms and a family bathroom. Outside the property has the benefit from a brick built garage to rear, lawned gardens front and rear.

It is situated in a popular and convenient location within walking distance of local shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

More specifically the upvc double glazed and warm air heated accommodation comprises

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

4'0" x 3'1" (1.24m x 0.94m)

having upvc double glazed front door, tiled flooring, meter cupboard housing the electric consumer unit, gas and electric meters.

HALL

5'6" x 4'0" (1.70m x 1.23m)

having staircase to First Floor Landing.

LOUNGE

16'1" x 10'4" (4.91m x 3.16m)

having feature wooden fireplace with pebble effect electric fire, black marble effect surround and hearth, tv aerial point, telephone point, warm air vent, useful understairs storage cupboard. Double wooden doors opening through to Dining Kitchen.



LOUNGE



DINING KITCHEN

13'4" x 8'2" (4.08m x 2.51m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap and rinse bowl, ceramic tiled splashbacks, built in Johnson and Starley hot air heating system, space and plumbing for washing machine, space for cooker, upvc double glazed window and door opening onto rear garden.



FIRST FLOOR LANDING

having access to the roof space, smoke detector, airing cupboard housing the lagged copper cylinder.

BEDROOM ONE

13'4" x 11'8" (4.07m x 3.56m)

having upvc double glazed window to front, warm air vent, built in double wardrobe and large cupboard with shelving.



BEDROOM TWO

10'7" x 7'4" (3.24m x 2.24m)

having upvc double glazed window to rear, warm air vent, built in wardrobe and shelving.



BATHROOM

6'2" x 5'8" (1.89m x 1.75m)

having white suite including panelled bath with electric shower over, rail and curtain, low level w.c., pedestal wash hand basin, tiled flooring and splashbacks, upvc double glazed window with obscure glass to rear.



OUTSIDE

A lawned foregarden with slabbed path to property. Pedestrian access via gate leading to a lawned rear garden with patio area, outside lighting, outside tap. Rear access to a BRICK BUILT GARAGE with up and over door.



OUTSIDE - FRONT VIEW



GARAGE TO REAR

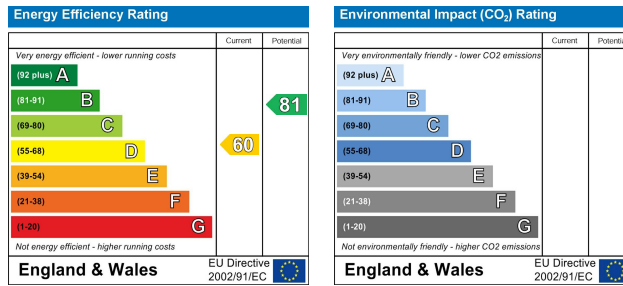


Energy Efficiency Rating

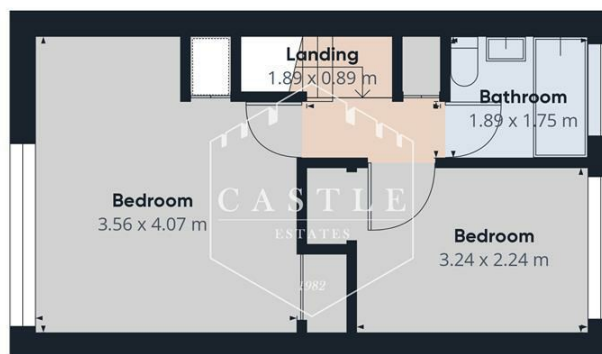
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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
