

CASTLE ESTATES

1982

**A THREE BEDROOMED MID TOWNHOUSE IN NEED OF MODERNISATION SITUATED
IN A POPULAR AND CONVENIENT LOCATION**



**7 PARK CLOSE
EARL SHILTON LE9 7ER**

Offers In The Region Of £170,000

- Entrance Porch To Hall
- Lounge To Rear
- Bathroom
- Lawned Rear Garden
- Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- NO CHAIN - IN NEED OF MODERNISATION



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www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

This mid townhouse whilst is in need of some modernisation represents an excellent purchase for the discerning buyer. No Chain.

The accommodation enjoys entrance porch leading to hall, dining kitchen and lounge to rear. To the first floor there are three good sized bedrooms and bathroom. Outside the property has ample off road parking and a mature rear garden.

It is situated in a quiet cul-de-sac location within walking distance of Earl Shilton centre which has a good range of shops, schools and amenities including a local Post Office, Co-op store, local restaurants and a doctors surgery. Also close by is the A47 which links to the Northern Perimeter Road, A5 and M69 motorway junction which makes travelling to Leicester, Coventry, Birmingham and other urban areas very good indeed.

More specifically this gas fired centrally heated and Upvc double glazed accommodation comprises of;

COUNCIL TAX BAND & TENURE

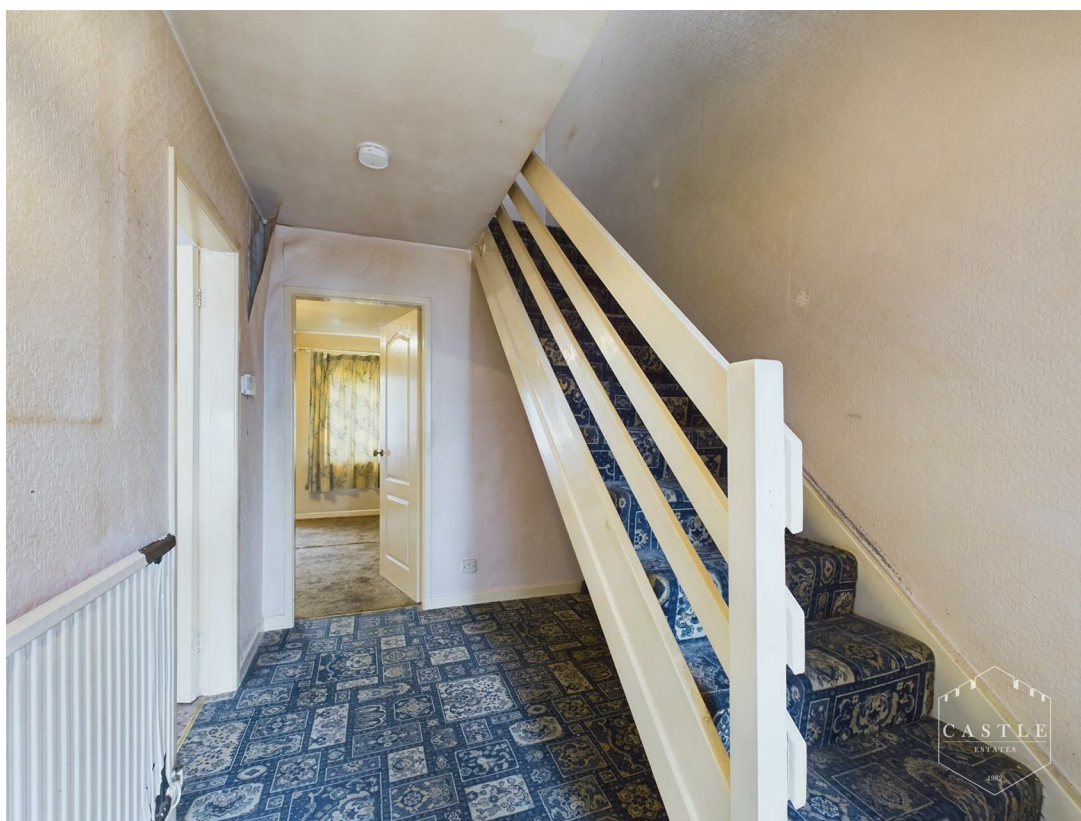
Hinckley and Bosworth Borough Council - Band A (Freehold).

ENTRANCE PORCH

leading through to Hall.

HALL

having central heating radiator and staircase to First Floor Landing.



DINING KITCHEN

14'10" x 8'1" (4.53 x 2.47)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink, ceramic tiled splashbacks, built in electric oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, central heating radiator and upvc double glazed window to front.



DINING KITCHEN



LOUNGE

11'3" x 15'3" (3.45 x 4.65)

having central heating radiator, upvc double glazed window to rear and upvc double glazed door opening onto rear garden.



LOUNGE



FIRST FLOOR LANDING

BEDROOM ONE

13'6" x 8'5" (4.12 x 2.58)

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



BEDROOM TWO

13'1" x 8'3" (3.99 x 2.52)

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



BEDROOM THREE

8'2" x 6'7" (2.51 x 2.01)

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



BATHROOM

having low level w.c., wash hand basin, panelled bath, central heating radiator, airing cupboard housing the hot water immersion heater and upvc double glazed window to front with obscure glass.




OUTSIDE


There is direct vehicular access over a block paved driveway. A fully enclosed rear garden with lawn and fenced boundaries.



Energy Efficiency Rating

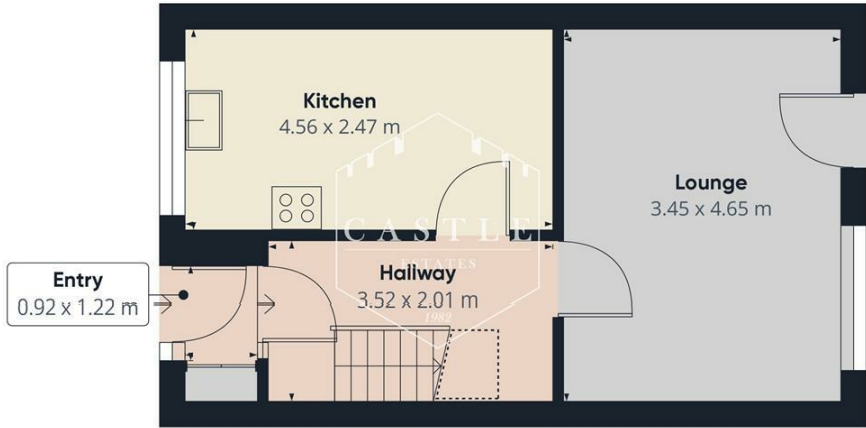
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

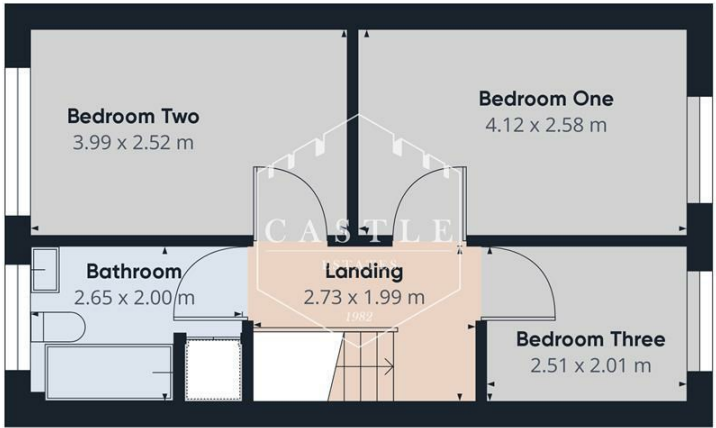
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Floor 0



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
