

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOM THREE STOREY TOWNHOUSE WITH OFF ROAD PARKING AND PRIVATE REAR GARDEN



2 COTTON MEWS LE9 7FH

Offers In The Region Of £240,000

- THREE BEDROOM TOWNHOUSE
- OFF ROAD PARKING
- LARGE GARAGE
- POPULAR LOCATION
- IN NEED OF SOME MODERNISATION
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

A SPACIOUS THREE BEDROOM THREE STOREY TOWNHOUSE WITH OFF ROAD PARKING AND PRIVATE REAR GARDEN

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

Having sealed unit double glazed front door, laminate wood flooring, plaster coving to the ceiling, single central heating radiator, understairs cupboard, spindle ballustraded staircase to the first floor and door off to the guest cloakroom.



GUEST CLOAKROOM

Having a two piece white modern suite comprising low level wc, pedestal wash hand basin, tiled splashback, extractor fan, single central heating radiator and tiled flooring.

STUDY

9'1" x 8'4" (2.77 x 2.54)

Having single central heating radiator, upvc double glazed window to the front and laminate wood flooring.



DINING KITCHEN

17'9" x 8'4" (5.41 x 2.54)

Having a range of modern fitted wall and base units, integrated electric oven, four ring gas hob with stainless steel extractor hood over, freestanding dishwasher, freestanding fridge freezer, single drainer sink with rinsing bowl and mixer tap, tiled splashbacks, under cupboard lighting and ceramic tiled flooring. The dining area has laminate wood flooring, single central heating radiator, space for a dining table and upvc double glazed sliding patio doors onto the rear garden.



UTILITY ROOM

7'4" x 5'8" (2.24 x 1.73)

Having base units with stainless steel single drainer sink with mixer tap, washing machine, wall mounted gas boiler, single central heating radiator, extractor fan, tiled flooring and upvc double glazed door to the rear garden,



FIRST FLOOR LANDING

Having single central heating radiator, ballustrated staircase leading to the second floor. Door through to



LOUNGE

14'11" maximum x 16'2" maximum (4.55 maximum x 4.93 maximum)

Having two upvc double glazed windows to the front, two double central heating radiators, TV aerial point, telephone point, plaster coving to the ceiling and laminate wood flooring.



MASTER BEDROOM

12'1" x 8'4" (3.68 x 2.54)

Having laminate wood flooring, single central heating radiator, upvc double glazed window to the rear, TV aerial point and door to en-suite shower room.



ENSUITE SHOWER ROOM

Having modern white suite comprising low level wc, pedestal wash hand basin, shower cubicle, tiled splashbacks, single central heating radiator, upvc double glazed window, extractor fan, shaver point and tiled flooring.



SECOND FLOOR LANDING

Having upvc double glazed window, ballustrading and door off to bathroom.

BATHROOM

5'11" x 7'4" (1.80 x 2.24)

Having panelled bath, low level wc, pedestal wash hand basin, single central heating radiator, roof window and tiled flooring.



BEDROOM TWO

16'3" x 13'1" maximum (4.95 x 3.99 maximum)

Having single central heating radiator, upvc double glazed window to the front and laminate wood flooring.



BEDROOM THREE

14'0" x 8'7" (4.27 x 2.62)

Having single central heating radiator and upvc double glazed window to the rear.



OUTSIDE

To the rear there is a decking area with steps down leading to the rest of the garden which is mostly laid to lawn with pergola through to further lawn and decking areas, mature tree and shrub borders, fenced boundaries and pedestrian access to the garage.

The garage measures 7' 10" minimum width, 17' 8" maximum width x 17' 4" long having up and over door, power and lighting and tumble dryer and freezer.



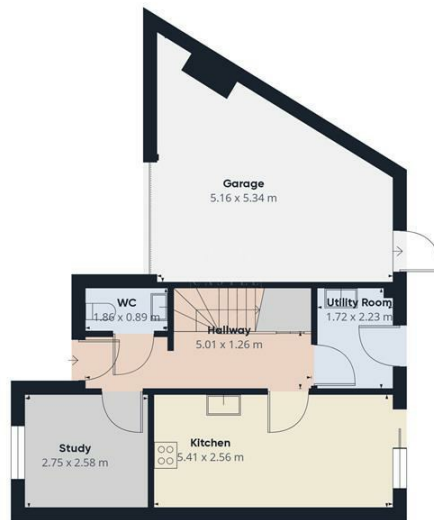
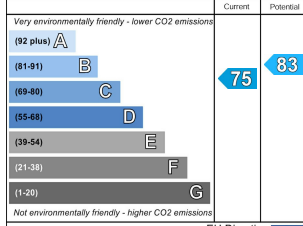
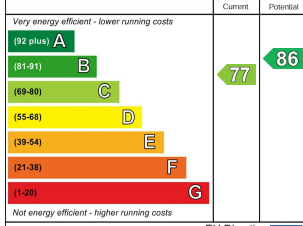
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England & Wales	EU 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		
	75	83
England & Wales	EU Directive 2002/91/EC	

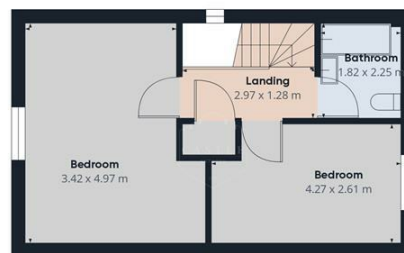
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) 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



Floor 0



Floor 1



Floor 2

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
