

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED MID TERRACE PROPERTY WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR TOWN CENTRE LOCATION**



**64 CLARENDON ROAD  
HINCKLEY LE10 0PL**

**Offers In Excess Of £200,000**

- Spacious Lounge
- Separate Utility Room
- Master Bedroom With Shower Cubicle & Ensuite Toilet
- Private Rear Garden
- NO CHAIN
- Dining Kitchen
- Ground Floor Bathroom
- Two Further Good Sized Bedrooms
- Popular Town Centre Location
- VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well presented mid terrace property enjoys entrance hall, spacious lounge to front, fitted dining kitchen, separate utility room and a ground floor bathroom. To the first floor there is a master bedroom with shower cubicle and ensuite toilet and two further good sized bedrooms. Outside the property has a private lawned rear garden.

It is situated in a sought after and convenient location, within easy walking distance of Hinckley town centre with its shops, schools and amenities as well as the recently built Crescent. Commuting via the A5, A47 and M69 junctions makes travelling to further afield very good indeed.

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

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having upvc double glazed door leading to Lounge. Staircase leading to the First Floor Landing.

## LOUNGE

12'1" x 12'1" (3.7m x 3.7m )

having feature fireplace with stone hearth, feature electric log burner style fire, central heating radiator, coved ceiling, tv aerial point and upvc double glazed bay window to front.



LOUNGE



LOUNGE



## DINING KITCHEN

12'1" x 12'1" (3.7m x 3.7m )

having range of fitted solid oak units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap and drainer, ceramic tiled splashbacks, space for fridge, double electric oven with warmer drawer and grill, eight ring gas hob with extractor hood over, central heating radiator, under stairs pantry store, upvc double glazed window overlooking garden, stable door to hall and stable door to Utility Room.



## DINING KITCHEN



## UTILITY ROOM

12'9" x 7'6" (3.9m x 2.3m )

having space and plumbing for washing machine, space for tumble dryer, drainer sink with chrome taps, central heating radiator, recently fitted gas fired boiler for central heating and domestic hot water and upvc double glazed window to side.



**UTILITY ROOM**



**REAR PORCH**

having upvc double glazed door to rear garden.

**BATHROOM**

having white suite including panelled bath with chrome mixer tap and handheld shower over, low level w.c., pedestal wash hand basin with chrome taps, half panelled walls and ceramic tiled flooring.



**BATHROOM**



## FIRST FLOOR LANDING

having access to the part boarded roof space with drop down ladder.

## MASTER BEDROOM

14'1" x 11'9" (4.3m x 3.6m )

having dual aspect double glazed windows to front, central heating radiator, walk in double shower cubicle with fully tiled walls and electric shower over.



## ENSUITE

having low level w.c. and sink with chrome tap.



**BEDROOM TWO**

11'9" x 11'1" (3.6m x 3.4m )

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



**BEDROOM TWO**



**BEDROOM THREE**

12'5" x 7'6" (3.8m x 2.3m )

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



**OUTSIDE**

Fenced foregarden with feature shrubs. Shared access to the side of property leading to a private rear garden with landscaped patio area being partly covered, lawn area, fenced boundaries, raised flower beds, mature shrubs and trees, pond and two garden sheds. Not overlooked from the rear.



**OUTSIDE**



**OUTSIDE**

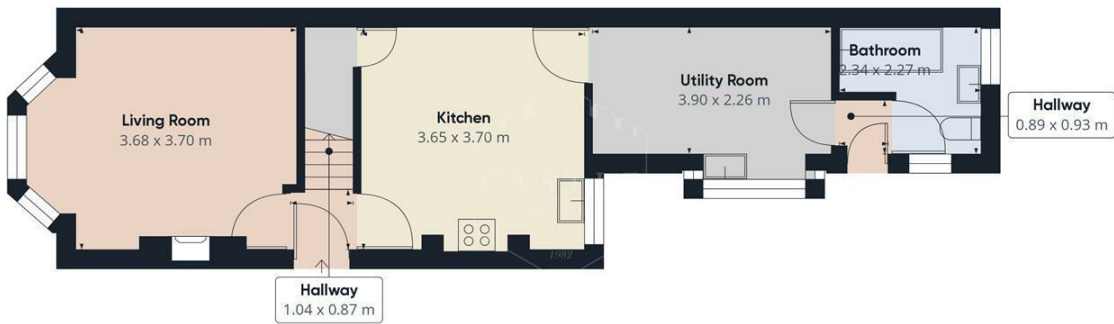
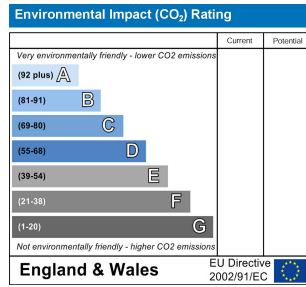
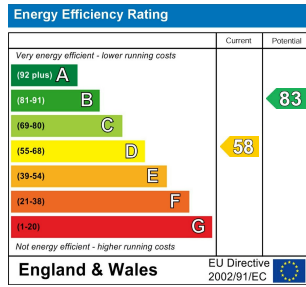


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
86.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## **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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