

CASTLE ESTATES

1982

A THREE BEDROOMED END TERRACE PROPERTY STANDING ON A SIZEABLE PLOT WITH MATURE REAR GARDEN AND PARKING SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**42 GLEBE ROAD
HINCKLEY LE10 1HG**

Offers In The Region Of £200,000

- Entrance Hall
- Kitchen
- Rear Porch
- First Floor Shower Room
- Mature Sizeable Lawned Rear Garden
- Well Proportioned Lounge/Dining Room
- Ground Floor Bathroom
- Two Double Bedrooms & Single Bedroom/Office
- Rear Vehicular Access To Parking
- NO CHAIN - VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

****NO CHAIN **** This well appointed end terrace property whilst is in need of some modernisation represents an excellent purchase for the discerning buyer. Viewing is essential.

The accommodation enjoys entrance hall, well proportioned lounge/dining room, kitchen, ground floor bathroom and rear porch. To the first floor there are two double bedrooms, further bedroom/office and a shower room. Outside the property stands on a good sized plot with rear vehicular access to parking, well tended gardens front and rear.

It is situated in the sought after Forest View area of Hinckley, convenient for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

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

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B

ENTRANCE HALL

having upvc double glazed front door and central heating radiator. Staircase leading to First Floor Landing.

LOUNGE/DINING ROOM

24'6" x 10'4" (7.47m x 3.17m)

having two central heating radiators, feature fireplace with electric fire, coved ceiling, upvc double glazed bay window to front and upvc double glazed window looking through to Kitchen.



LOUNGE/DINING ROOM



INNER HALL
leading to Kitchen.

KITCHEN

10'1" x 7'7" (3.09m x 2.32m)

having range of fitted units including base units, drawers and wall cupboards, roll top work surfaces and inset double bowl stainless steel sink with chrome mixer tap, ceramic tiled splashbacks, space for cooker, polycarbonate roof and upvc double glazed window to rear.



KITCHEN



BATHROOM

8'6" x 5'0" (2.60m x 1.54m)

having low level w.c., wash hand basin with chrome mixer tap, panelled bath, central heating radiator, ceramic tiled walls and upvc double glazed window to rear with obscure glass. Storage area housing electric consumer unit the gas fired boiler for central heating and domestic hot water.



REAR ENTRANCE PORCH

having built in storage cupboard, fitted drawers, polycarbonate roof and upvc double glazed rear door to side.



FIRST FLOOR LANDING

having central heating radiator, access to the roof space and upvc double glazed window to side with obscure glass.

BEDROOM ONE

12'8" x 10'3" (3.87m x 3.13m)

having covered ceiling, central heating radiator, built in wardrobes and upvc double glazed bay window to front.



BEDROOM TWO

11'2" x 8'9" (3.41m x 2.69m)

having covered ceiling, central heating radiator, built in wardrobes, drawers and upvc double glazed window to rear.



BEDROOM THREE/OFFICE

7'6" x 6'7" (2.29m x 2.02m)

having coved ceiling, built in wardrobes and upvc double glazed window to rear.



SHOWER ROOM

5'3" x 5'1" (1.62m x 1.57m)

having low level w.c., corner wash hand basin with chrome mixer tap, corner shower cubicle with mains fed shower over, central heating radiator, extractor fan and upvc double glazed window to front with obscure glass.



OUTSIDE

There is a foregarden with block paved path to front door. Side pedestrian access to a fully enclosed rear garden with slabbed patio area, sizeable lawn, mature flower and shrub borders, well fenced boundaries, timber shed and rear gate. Rear vehicular access off Forest Road leading to OFF ROAD PARKING.





Energy Efficiency Rating

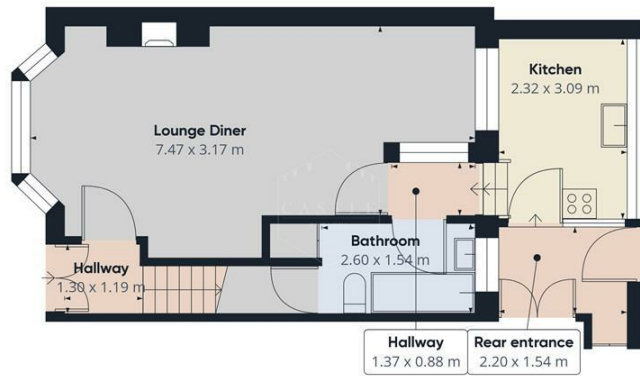
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
77.42 m²

(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.

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
