

CASTLE ESTATES

1982

A TWO BEDROOMED MID TOWNHOUSE WITH PARKING FOR TWO CARS AND A PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION



2 QUEENS CLOSE EARL SHILTON LE9 7JJ

Offers Over £180,000

- Well Fitted Kitchen To Front
- Lounge Overlooking Private Rear Garden
- Family Bathroom
- Private Lawned Rear Garden
- Inner Hall With Guest Cloakroom
- Two Good Sized Bedrooms
- Two Parking Spaces To Front
- NO CHAIN - VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

****NO CHAIN**** This mid townhouse stands on a private plot with off road parking for two cars to front and private lawned rear garden. Viewing is essential.

The accommodation enjoys well fitted kitchen, inner hall, guest cloakroom and lounge with French doors opening onto the rear garden. To the first floor there are two good sized bedrooms and a family bathroom.

It is situated in a popular and convenient location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find easy access A47, A5 and M69 junctions making travelling to further afield very good.

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

COUNCIL TAX BAND & TENURE

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

KITCHEN

11'5" x 8'11" (3.50m x 2.73m)

Entered via upvc double glazed door to front. Kitchen having a range of base units, drawers and wall cupboards, contrasting roll top work surfaces and inset stainless steel sink with drainer and chrome mixer tap, built in electric oven, four ring gas hob with extractor hood over, integrated fridge freezer, space and plumbing for washing machine, built in gas fired boiler for central heating and domestic hot water, central heating radiator, wood effect flooring, electric consumer unit and upvc double glazed window to front.



INNER HALL

having staircase to First Floor Landing.

GUEST CLOAKROOM

6'2" x3'5" (1.90m x1.06m)

having low level w.c., wash hand basin, ceramic tiled flooring, extractor fan and central heating radiator.



LOUNGE

13'2" x 11'7" (4.02m x 3.54m)

having central heating radiator, tv aerial point, upvc double glazed window to rear and French doors opening onto the rear garden.



FIRST FLOOR LANDING

having central heating radiator and access to the part boarded roof space.

BEDROOM ONE

11'5" max x 6'7" (3.50m max x 2.01m)

having central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM TWO

11'5" x 8'11" (3.50m x 2.73m)

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



BATHROOM

6'6" x 6'4" (2m x 1.94m)

having white suite including low level w.c., wash hand basin, panelled bath with mains fed shower and screen, central heating radiator, ceramic tiled splashbacks and flooring.



OUTSIDE


There is direct vehicular access to parking for two cars. A fully enclosed private rear garden with patio area, lawn, well fenced boundaries and garden store.




OUTSIDE



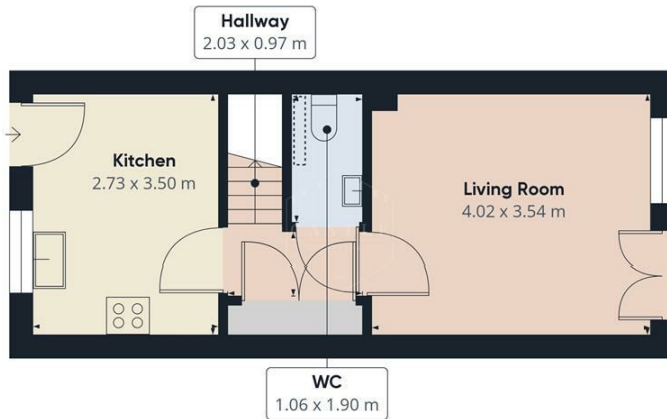
Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | 77 | |
| (69-80) C | | |
| (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

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
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Floor 0



Floor 1

Approximate total area⁽¹⁾
58.38 m²

Reduced headroom
0.16 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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
