

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED TWO BEDROOMED MID TERRACE PROPERTY
SITUATED IN THE SOUGHT AFTER HEART OF BURBAGE**



**19 BRITANNIA ROAD
BURBAGE LE10 2HE**

Offers In The Region Of £240,000

- Characterful Lounge To Front
- Well Fitted Shaker Style Kitchen
- Beautiful Family Bathroom
- Sought After Burbage Location
- Attractive Dining Room
- Two Double Bedrooms
- Lawned Rear Garden
- VIEWING ESSENTIAL



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www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming terraced house located on Britannia Road in the delightful village of Burbage. This property boasts two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Situated in a sought-after area, this terraced house offers a quintessential British living experience. The village of Burbage provides a peaceful and picturesque setting, ideal for those looking to escape the hustle and bustle of city life.

Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a warm and inviting atmosphere that you'll be proud to call home. Don't miss out on the opportunity to own a piece of this idyllic village - schedule a viewing today and envision the life you could create in this lovely home on Britannia Road.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A

LOUNGE

11'10" x 11'1" (3.61m x 3.39m)

having front door, upvc double glazed window with French style shutters to front, feature multi fuel log burner with wooden beam over, wood effect flooring, coved ceiling, central heating radiator and tv aerial point.



LOUNGE



DINING ROOM

11'10" x 11'1" (3.62m x 3.39m)

having upvc double glazed window to rear, open feature fireplace, designer central heating radiator, coved ceiling, tv and broadband points.



DINING ROOM



KITCHEN

16'6" x 5'10" (5.03m x 1.79m)

having range of fitted Shaker style units including base units, drawers and wall cupboards, Butchers block work surfaces and inset Belfast sink with chrome taps, built in electric oven, four ring electric hob with cooker hood over, space and plumbing for washing machine, space for tall standing fridge freezer, two designer central heating radiators, upvc double glazed window to side and door to rear.



KITCHEN



FIRST FLOOR LANDING

having access to the fully insulated and part boarded roof space.

BEDROOM ONE

13'2" x 11'11" (4.02m x 3.65m)

having upvc double glazed window with French style shutters to front, central heating radiator, original cast iron fireplace.



BEDROOM TWO

11'11" x 10'2" (3.65m x 3.10m)

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



BATHROOM

10'3" x 8'1" (3.14m x 2.48m)

having white suite including low level w.c., wash hand basin with chrome taps, free standing roll top bath with shower attachment, double tray shower cubicle with mains fed shower over, LED inset lighting, wall mounted mirrored cabinet, airing cupboard and upvc double glazed window to rear with obscure glass.



BATHROOM



OUTSIDE

A small foregarden with path to front door. Shared pedestrian access to the right hand side leading to a gate and the rear garden. A small seating area. lawn, mature borders, well fenced boundaries and two garden sheds.



OUTSIDE



OUTSIDE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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>		
(92 plus) A		
(81-91) B		
(69-80) C		
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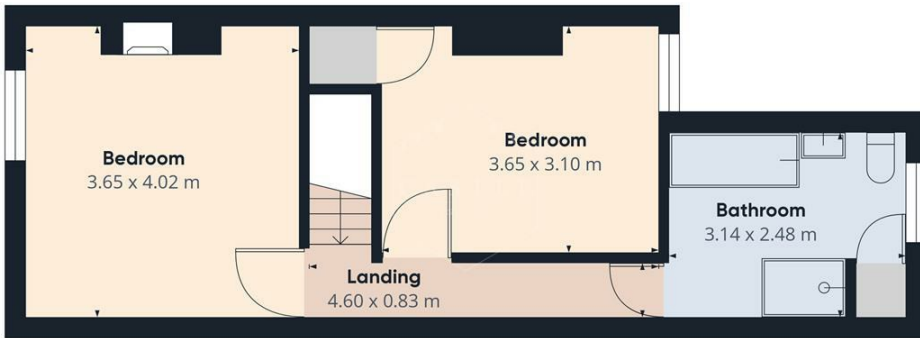
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Floor 0

Approximate total area⁽¹⁾
73.12 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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
