

CASTLE ESTATES

1982

A TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A POPULAR LOCATION

**** NO CHAIN ****



**105 VICTORIA STREET
NARBOROUGH LE19 2DQ**

Offers In The Region Of £180,000

- Lounge To Front
- Kitchen
- Family Bathroom
- Popular Residential Location
- Separate Dining Room
- Two Good Sized Bedrooms
- Lawned Rear Garden
- NO CHAIN - 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

COUNCIL TAX BAND & TENURE

Blaby Council - Band A (Freehold).

LOUNGE

12'1" x 12'0" (3.70m x 3.67m)

having upvc front door and upvc double glazed window to front, central heating radiator, tv aerial point and meter cupboard. Door to Dining Room.



DINING ROOM

12'1" x 11'8" (3.70m x 3.56m)

having under stairs storage cupboard, central heating radiator and upvc double glazed window to rear. Leading to Kitchen.



KITCHEN

8'4" x 6'1" (2.55m x 1.86m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with drainer and chrome mixer tap, space for gas cooker with cooker hood over, central heating radiator, upvc double glazed window to side and upvc double glazed side entrance door to garden.



FIRST FLOOR LANDING

BEDROOM ONE

12'1" x 12'0" (3.70m x 3.68m)

having built in wardrobe, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

11'8" x 5'8" (3.58m x 1.75m)

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



BATHROOM

8'7" x 6'0" (2.63m x 1.84m)

having white suite including low level w.c., wash hand basin, panelled bath with electric shower over and screen, airing cupboard housing the hot water cylinder, central heating radiator, wood effect flooring and upvc double glazed window to side with obscure glass.



OUTSIDE


There is on street parking only. A rear patio area with small laid to lawn garden with seating area, fenced boundaries and garden store.




OUTSIDE

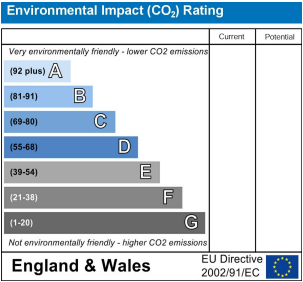
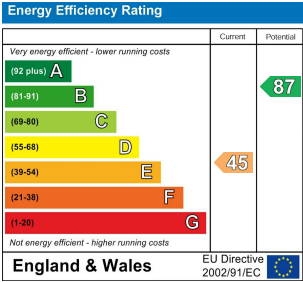


Energy Efficiency Rating

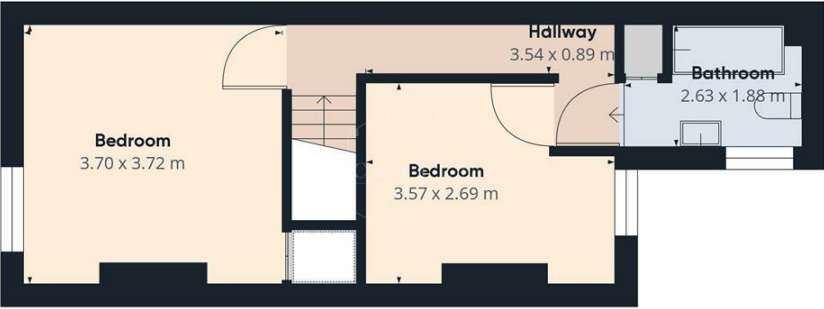
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

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
