

# CASTLE ESTATES

1982

A RECENTLY RE-DECORATED AND IMPROVED TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A CONVENIENT BURBAGE LOCATION

**\*\*AVAILABLE NOW\*\***



**128 RUGBY ROAD  
BURBAGE LE10 2ND**

**£900 PCM**

- Attractive Lounge To Front
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Separate Dining Room
- Downstairs W.C.
- Office/Nursery
- Good Sized Rear Garden



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

A recently re-decorated and improved mid terrace property situated in a popular and convenient location, ideal for all shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

The property enjoys newly fitted carpets throughout and viewing is highly recommended. The accommodation includes living room to front, separate dining room, kitchen and downstairs w.c. To the first floor there are two good sized bedrooms, further office/nursery and a family bathroom. Outside the property has a parking space to front and a rear garden.

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

## COUNCIL TAX BAND & TENURE

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

## LIVING ROOM

11'11" x 11'2" (3.65m x 3.42m )

having upvc double glazed front door and window, central heating radiator, electric fire, newly fitted carpet and tv aerial point.



## LIVING ROOM



## DINING ROOM

12'0" x 12'0" (3.68m x 3.67m )

having electric fire, newly fitted carpet and upvc double glazed window to rear. Staircase to the First Floor Landing with useful storage beneath.



## KITCHEN

12'8" x 6'4" (3.87m x 1.95m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, space for cooker, space for washing machine, central heating radiator, upvc double glazed window and side door to garden.



## W/C

having low level w.c., wash hand basin, ceramic tiled splashbacks and upvc double glazed window with obscure glass.

## FIRST FLOOR LANDING

### BEDROOM ONE

13'7" x 11'3" (4.16m x 3.44m )

having original fireplace, newly fitted carpet, central heating radiator and upvc double glazed window to front.



### BEDROOM TWO

12'1" x 10'8" (3.69m x 3.26m)

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



**OFFICE/NURSERY**

7'6" x 5'5" (2.31m x 1.66m )

having central heating radiator, newly fitted carpet and upvc double glazed window.



## BATHROOM

8'2" x 4'9" (2.49m x 1.45m )

having panelled bath with shower over, pedestal wash hand basin, low level w.c. central heating radiator, ceramic tiled splashbacks, grey wood effect flooring, upvc double glazed window with obscure glass, gas fired boiler for central heating and domestic hot water.




## OUTSIDE


There is off road parking for a car to front. A good sized rear garden with fenced boundaries.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
76.86 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.

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

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