

CASTLE ESTATES

1982

A WELL PRESENTED, SPACIOUS AND EXTENDED THREE BEDROOMED MID TERRACE PROPERTY SITUATED IN A MOST POPULAR AND CONVENIENT TOWN CENTRE LOCATION



139 UPPER BOND STREET HINCKLEY LE10 1RT

Offers Over £190,000

- Attractive Lounge To Front
- Two First Floor Good Sized Bedrooms
- Second Floor Double Bedroom
- Popular & Convenient Town Centre Location
- Spacious Open Plan Contemporary Dining Kitchen
- First Floor Modern Family Bathroom
- Well Tended Rear Garden
- VIEWING ESSENTIAL - NO CHAIN



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VIEWING

By arrangement through the Agents.

DESCRIPTION

**** NO CHAIN **** Welcome to Upper Bond Street, Hinckley - a popular and convenient location that could be the perfect setting for your new home!

This delightful terraced house boasts attractive lounge to front, superb open plan dining kitchen offering ample space for entertaining guests or simply relaxing with your loved ones. With three good sized bedrooms over two floors, there's plenty of room for the whole family to unwind and make this house their own. The property also features a well-appointed bathroom.

It is situated within the centre of Hinckley, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to A5, A47 and M69 junctions making travelling to further field very good.

Don't miss out on the opportunity to make this house your own.

COUNCIL TAX BAND & TENURE

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

LOUNGE

11'8" x 11'7" (3.58m x 3.54m)

having upvc double glazed front door with leaded lights, upvc double glazed window, feature fireplace with beam over, log effect fire and slate hearth, coved ceiling, central heating radiator, tv aerial point and newly fitted carpet.



LOUNGE



DINING KITCHEN

23'9" x 11'9" (7.24m x 3.59m)

DINING AREA having feature brick fireplace with log burning stove, wood effect flooring and concertina style central heating radiator. Door leading to first floor staircase.

KITCHEN AREA having range of contemporary fitted units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and inset stainless steel sink with mixer tap, ceramic tiled splashbacks, built in electric oven and gas hob, space for fridge freezer, central heating radiator, matching wood effect flooring, inset LED lighting and feature lighting, sky lights, upvc double glazed window to rear and upvc double glazed door opening onto rear garden.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR LANDING

BEDROOM ONE

11'6" x 11'1" (3.51m x 3.40m)

having range of contemporary fitted wardrobes, fitted chest of drawers and bedside drawers, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

11'3" x 7'9" (3.45m x 2.37m)

having range of fitted furniture including wardrobes, shelving and dressing area, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO



BATHROOM

8'0" x 5'2" (2.44m x 1.59m)

having modern white suite including panelled bath with rain shower over and screen, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



BATHROOM



SECOND FLOOR

Staircase leading to Bedroom Three

BEDROOM THREE

13'8" x 11'6" (4.17m x 3.53m)

having range of fitted furniture including wardrobes, newly fitted carpet, feature exposed brick work, central heating radiator and window to rear.



BEDROOM THREE



OUTSIDE

There is a block paved foregarden. Shared pedestrian access to a well landscaped rear garden with steps up to a deck area, fenced boundaries and garden shed.




OUTSIDE




OUTSIDE

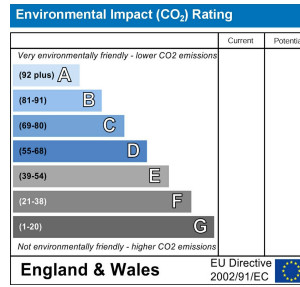
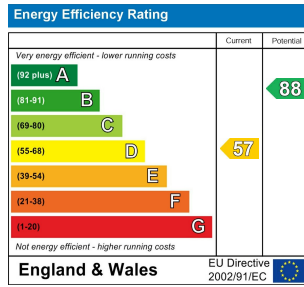


Energy Efficiency Rating

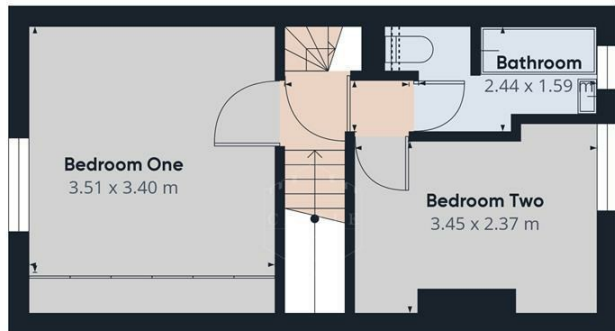
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
81.68 m²

Reduced headroom
2.09 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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.

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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
