

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED MID TOWNHOUSE SITUATED IN A POPULAR AND CONVENIENT LOCATION



**31 ASTLEY ROAD
EARL SHILTON LE9 7AE**

Guide Price £175,000

- Entrance Hall
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Car Parking Space To Rear
- Popular & Convenient Location
- Attractive Lounge To Front
- Useful Rear Porch & Store Room
- Family Bathroom
- Well Tended Rear Garden
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented mid townhouse enjoys many attractive features and viewing is highly recommended.

The accommodation consists of entrance hall, attractive lounge to front, well fitted dining kitchen, rear porch and a boiler/store room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside there are easy to maintain gardens and parking for a car to the rear.

It is located within easy distance of Earl Shilton town centre with its shops, schools and amenities. Commuting via the A47 to Leicester and via the Northern Perimeter Road to the A5 and M69 junctions makes travelling to Nuneaton, Coventry and surrounding urban areas very good indeed.

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 A (Freehold).

ENTRANCE HALL

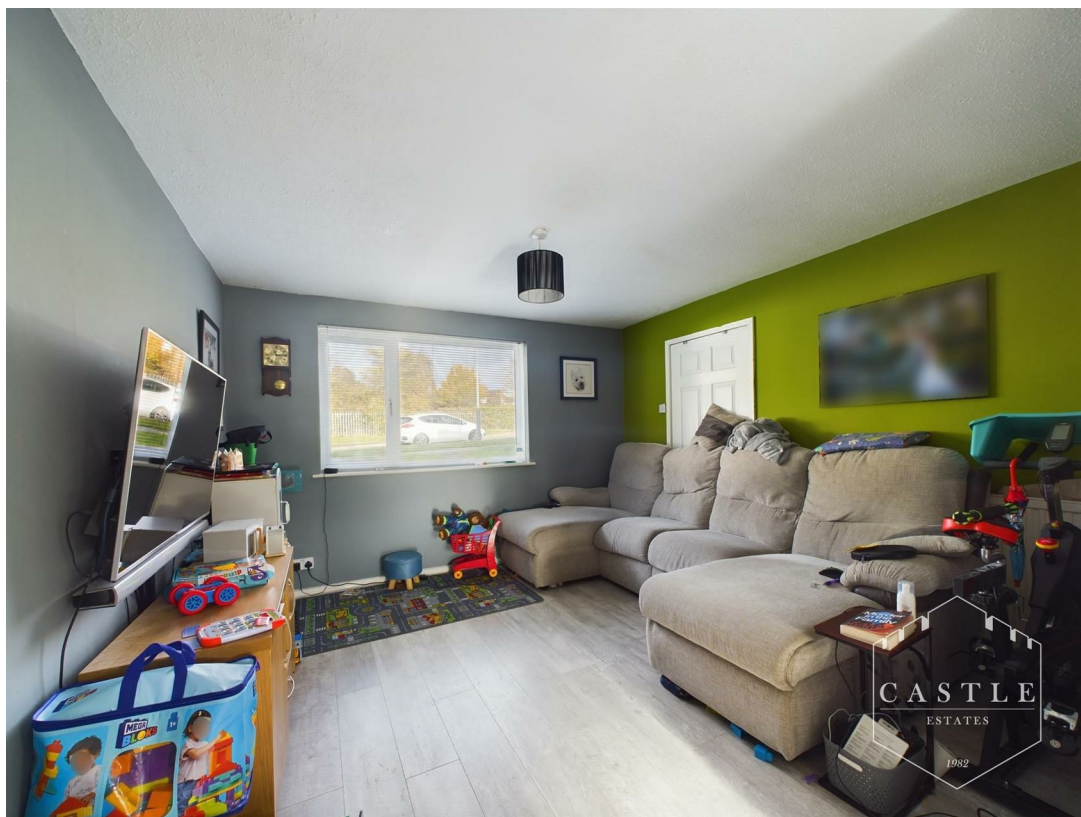
14'7" x 5'11" (4.46m x 1.82m)

having upvc double glazed front door, grey wood effect laminated flooring, central heating radiator, built in cloaks cupboard with light, central heating thermostat and programmer. Staircase to first floor landing with useful storage cupboard beneath.

LOUNGE

11'6" x 11'5" (3.52m x 3.48m)

having grey wood effect laminated flooring, central heating radiator, tv and sky points. Archway leading to Dining Kitchen.



KITCHEN

17'5" x 11'10" (5.32m x 3.62m)

having an attractive range of grey units including base units, drawers and wall cupboards, contrasting slate finished work surfaces and inset one and half bowl single drainer stainless steel sink with mixer tap, built in double oven and grill, five ring gas hob with cooker hood over, integrated dishwasher, space and plumbing for washing machine, venting for tumble dryer, grey wood effect laminated flooring, central heating radiator and upvc double glazed door to Porch.



KITCHEN



REAR PORCH

6'11" x 4'11" (2.11m x 1.51m)

having light and power. Archway to BOILER ROOM housing the wall mounted gas fired combination boiler for central heating and domestic hot water.

FIRST FLOOR LANDING

having storage cupboard/wardrobe, further built in linen cupboard over the stairway, access to the part boarded roof space with drop down ladder and light.

BEDROOM ONE

13'1" x 9'2" (3.99m x 2.81m)

having grey wood effect laminated flooring, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

10'2" x 7'10" (3.11m x 2.39m)

having grey wood effect laminated flooring, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

9'5" x 6'7" (2.88m x 2.02m)

having grey wood effect laminated flooring, central heating radiator and upvc double glazed window to front.



BATHROOM

8'0" x 5'6" (2.44m x 1.68m)

having white suite including double ended panelled bath with mains shower over and glass screen, pedestal wash hand basin, low level w.c., chrome heated towel rail, extractor fan, wall mounted mirrored bathroom cabinet, ceramic tiled walls and flooring.



OUTSIDE


There is a deep lawned foregarden. A fully enclosed rear garden with hard landscaped patio and artificial lawn area, well fenced boundaries and gates opening onto CAR PARKING SPACE TO REAR.




OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	88
England & Wales	EU Directive 2002/91/EC	

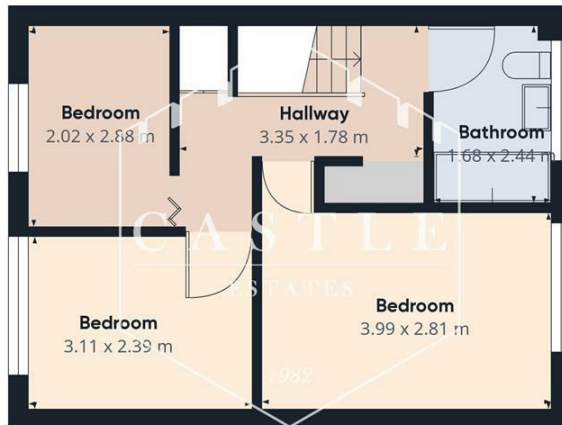
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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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
