

# CASTLE ESTATES

1982

**A TWO BEDROOMED BUNGALOW WITH PRIVATE LAWNED REAR GARDEN AND GARAGE ON BLOCK SITUATED IN A CONVENIENT VILLAGE LOCATION OFFERED WITH NO CHAIN**



## **4 EAST GREEN BARWELL LE9 8GH**

**Offers In Excess Of £200,000**

- Entrance Porch To Hall
- Kitchen
- Lounge
- Garage On Block
- \*\*NO CHAIN\*\*
- Two Bedrooms
- Wet Room
- Sun Room
- Private Lawned Gardens



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A two bedroomed bungalow situated in a convenient village centre location, ideal for all local shops, schools and amenities.

The accommodation enjoys entrance porch to hall, two bedrooms, wet room, kitchen, good sized lounge opening through to sun room. Outside the property has garage on block, lawned gardens front and rear.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE PORCH**

7'6" x 2'10" (2.29m x 0.87m )

having wooden doors front and rear. Further door to Hall.

### **HALL**

### **BEDROOM ONE**

14'0" x 6'9" (4.28m x 2.07m )

having range of fitted wardrobes, bridging unit over the bed, wall light points, central heating radiator and upvc double glazed windows to front and rear.





## BEDROOM TWO

10'4" x 8'0" (3.17m x 2.46m )

having central heating radiator and upvc double glazed window.



## WET ROOM

7'10" x 6'10" (2.39m x 2.10m )

having shower area with shower over, rail and curtain, pedestal wash hand basin, low level w.c., fully tiled walls, non slip flooring and upvc double glazed window with obscure glass.



## KITCHEN

8'11" x 7'10" (2.74m x 2.40m )

having base units, drawers and wall cupboards, work surfaces with inset stainless steel sink with mixer tap and ceramic tiled splashbacks, space and plumbing for washing machine, built in electric oven and gas hob, space for fridge freezer and upvc double glazed window to rear.



## LOUNGE

14'0" x 13'10" (4.29m x 4.23m )

having brick fireplace with gas fire, central heating radiator, tv aerial point, upvc double glazed window to front and sliding doors opening onto Sun Room.





## SUN ROOM

10'0" x 6'2" (3.05m x 1.90m )

having upvc double glazed windows and door opening onto rear garden.





## OUTSIDE

A lawned foregarden and path leading to the front of the property. A fully enclosed rear garden with lawn, garden shed and green house, fenced and hedged boundaries. Single Garage en-bloc

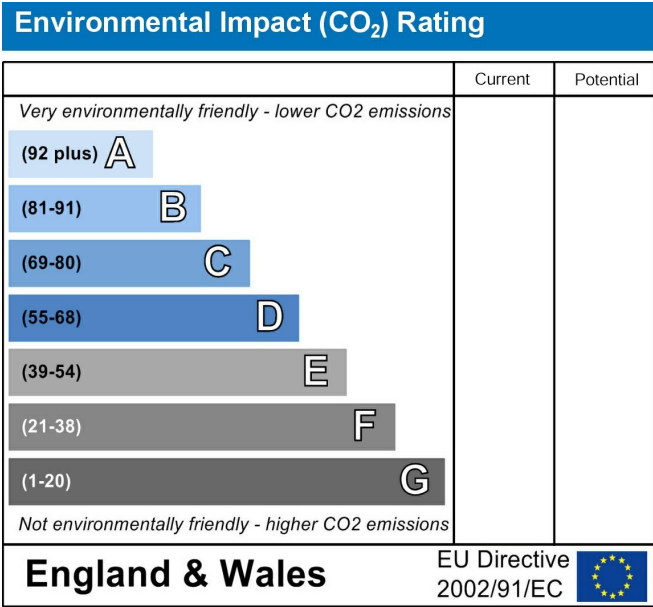
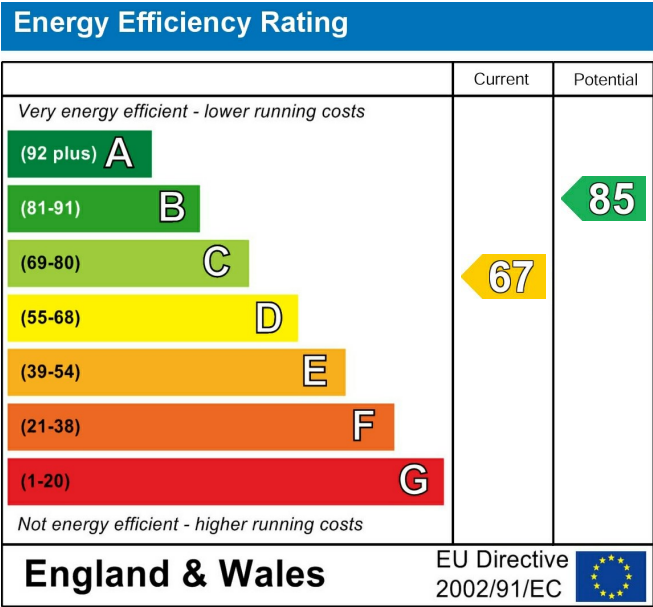


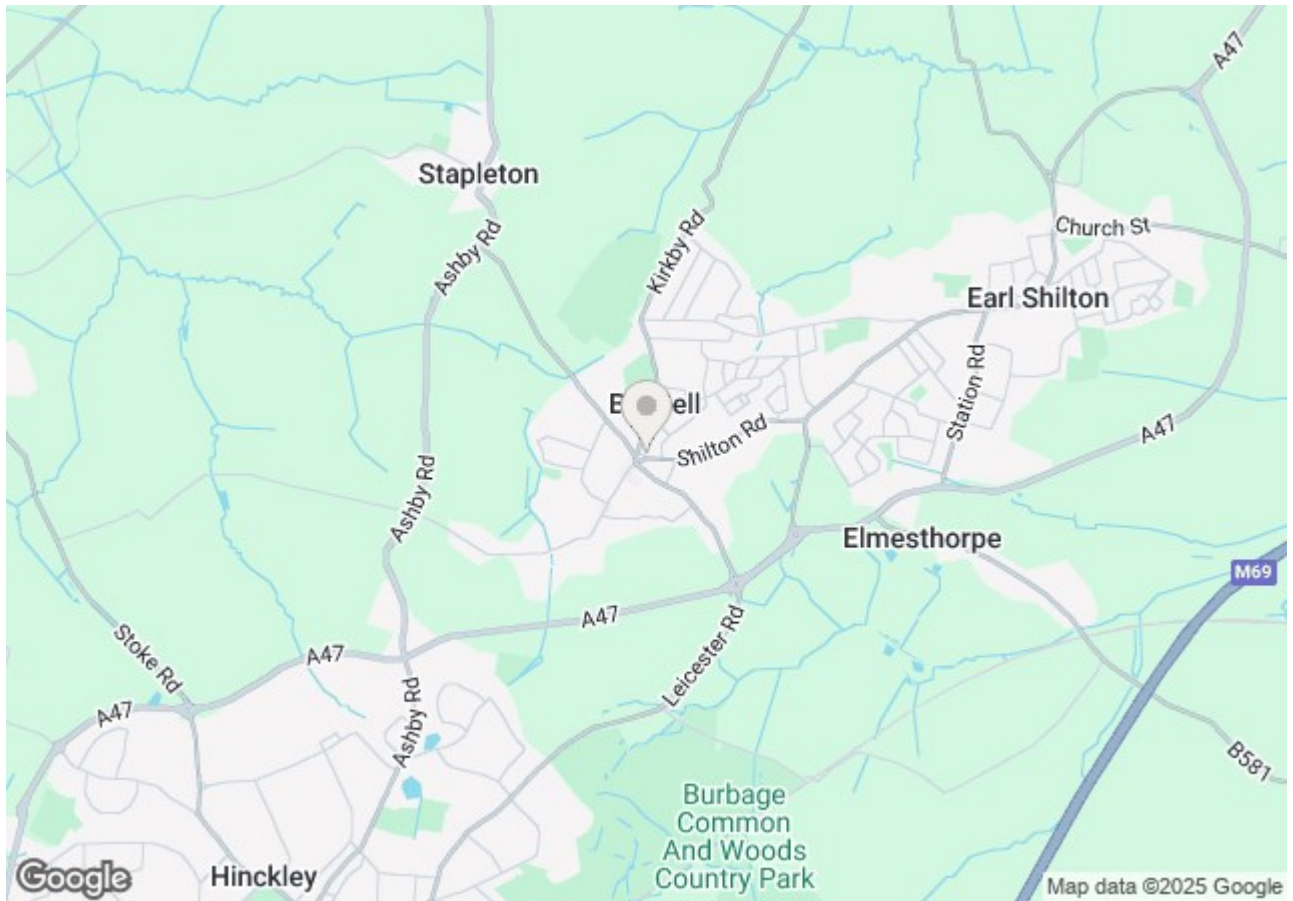
## OUTSIDE




## OUTSIDE









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		85		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



Approximate total area<sup>(1)</sup>  
60.77 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.

GIRAFFE 360

## **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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