

CASTLE ESTATES

1982

A WELL PRESENTED ONE BEDROOMED MAISONETTE SITUATED IN A POPULAR TOWN CENTRE LOCATION



**5, THE CLOISTERS WOOD STREET
EARL SHILTON LE9 7NP**

Offers In The Region Of £100,000

- Ground Floor Entrance Hall
- Attractive Lounge
- Well Fitted Kitchen
- Communal Gardens & Parking
- First Floor Landing
- Double Bedroom
- Modern Bathroom
- Town Centre Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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www.castles-online.co.uk



This well appointed maisonette enjoys ground floor private entrance hall leading to the first floor which consists of an attractive lounge, well fitted kitchen, double bedroom and bathroom. Outside the property has communal parking and gardens. Viewing is highly recommended.

With its prime town centre location, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and public transport links, making it an ideal choice.

Whether you are a first-time buyer or seeking a rental opportunity, this flat presents a fantastic chance to enjoy modern living in a town centre location. Don't miss the opportunity to make this charming property your own.

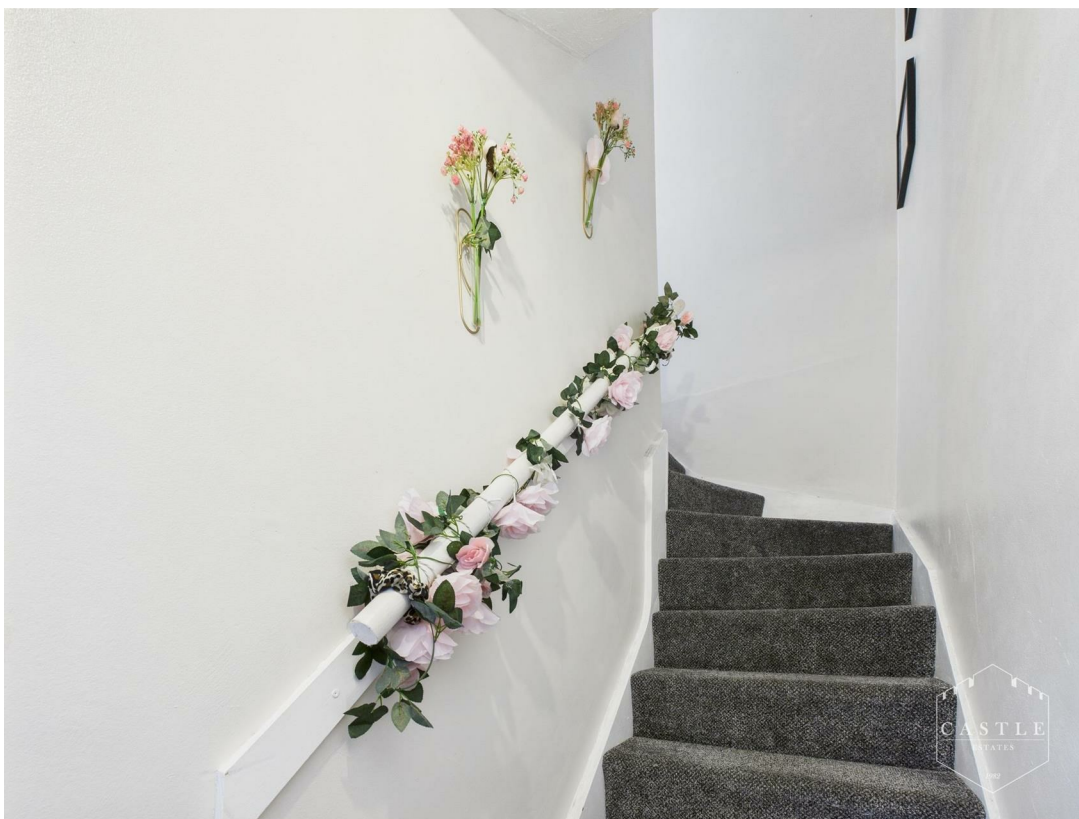
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Leasehold)

This property is Leasehold with 957 years remaining. Awaiting further information.

GROUND FLOOR ENTRANCE HALL

having upvc double glazed front door with leaded lights and staircase to First Floor Landing.



FIRST FLOOR LANDING

5'11" x 5'2" (1.81m x 1.58m)

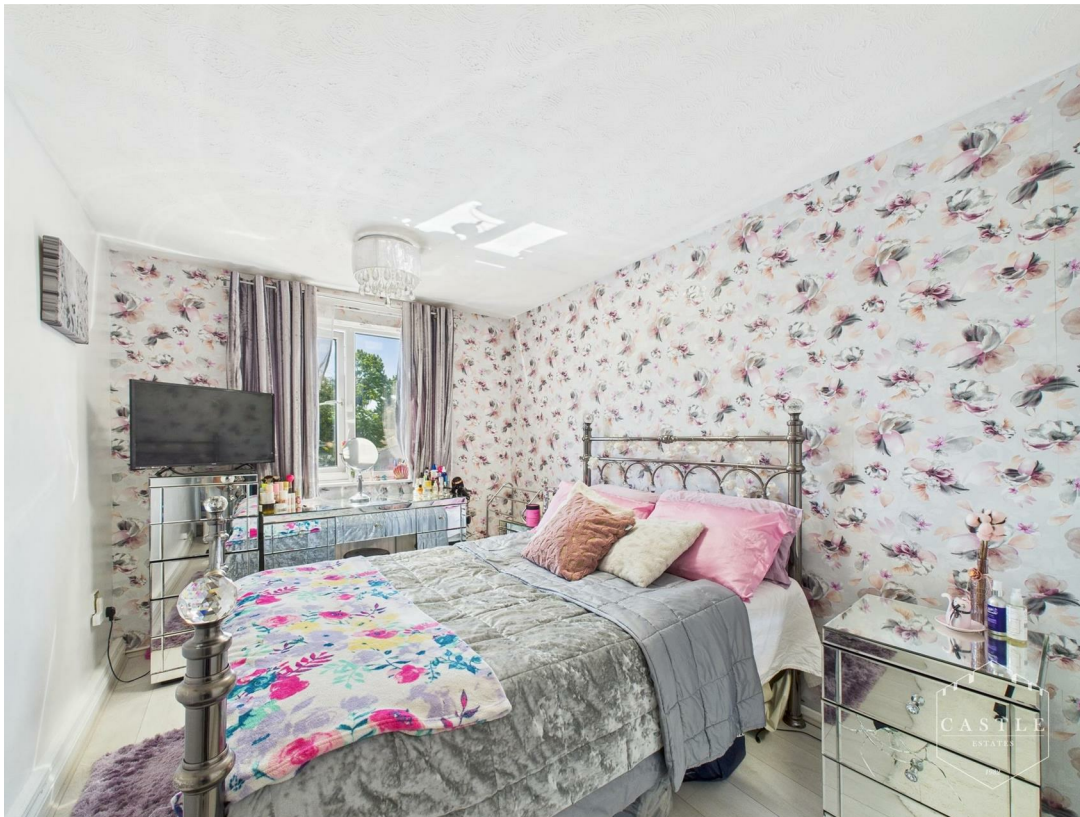
having access to the roof space, smoke detector and central heating radiator.



BEDROOM

13'10" x 8'5" (4.24m x 2.58m)

having built in wardrobe, tv aerial point, central heating radiator, vinyl light wood effect flooring and upvc double glazed window to rear.



BEDROOM



LOUNGE

14'0" x 9'2" (4.27m x 2.80m)

having feature fireplace, central heating radiator, coved ceiling, vinyl light wood effect flooring and upvc double glazed window to rear.



LOUNGE



KITCHEN

10'3" x 5'3" (3.13m x 1.61m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in oven, gas hob with extractor hood over, space and plumbing for washing machine, space for upright fridge freezer, central heating radiator and upvc double glazed window.



KITCHEN



BATHROOM


9'1" x 4'11" (2.78m x 1.50m)


having panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., fitted cabinets, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

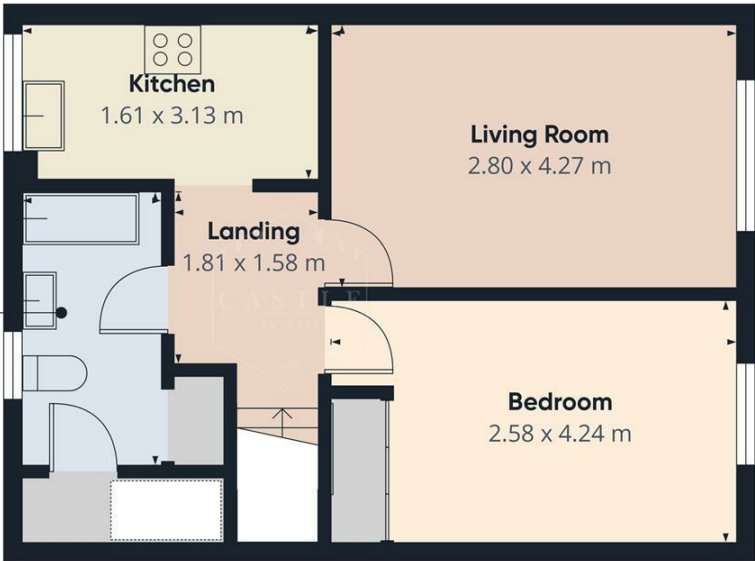
There is communal parking and gardens.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Approximate total area^m
40.5 m²

(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
