

CASTLE ESTATES

1982

**WELL PRESENTED TWO BEDROOMED BUNGALOW FOR OVER 55'S IN POPULAR
AND CONVENIENT LOCATION**



**20 TRENT ROAD
HINCKLEY LE10 0XX**
Offers Over £180,000

- Entrance hall
- Two good bedrooms
- Conservatory
- Private Garden
- Annual Boiler Service included in Service Charge
- Well fitted kitchen
- Spacious lounge
- Refitted bathroom
- 24 hour alarm system
- NO CHAIN



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Spacious, well presented two bedroom bungalow for over 55's, situated in popular and convenient residential location, close to amenities.

The property has been well maintained throughout and benefits from uPVC double glazing and gas fired central heating. It has a spacious lounge, two good bedrooms, well appointed kitchen, bathroom and entrance hall. Outside there are predominantly slatted, easy to maintain gardens.

Being specifically for over 55's only, the property is leasehold and benefits from a service agreement covering building insurance, general repairs and maintenance, communal gardens, communal electric and window cleaning etc. There is also an emergency pull cord in each room linked to a 24 hour central control, all of which is covered by a service charge (currently £136.17 per month) which also includes an annual boiler service.

COUNCIL TAX BAND AND TENURE

HINCKLEY & BOSWORTH COUNCIL TAX BAND B. LEASEHOLD.

ENTRANCE HALL

2'9" x 10'9" (0.84m x 3.29m)

With uPVC part double glazed front door, central heating radiator, laminate wooden flooring, useful storage cupboard and loft access.



LOUNGE

9'8" x 16'3" (2.97m x 4.96m)

Having uPVC leaded double glazed window to front, feature fireplace with stone effect surround and hearth and inset electric fire, central heating radiator, TV and telephone point



KITCHEN

8'4" x 8'8" (2.56m x 2.66m)

Having a range of beech effect base and wall units, with roll edge worksurfaces and tiled splashbacks, inset stainless steel drainer sink with mixer tap, space and point for freestanding cooker, space and plumbing for washing machine, wall mounted combination boiler for central heating and hot water, uPVC double glazed window to side, hardwood door and side window to rear, vinyl flooring and central heating radiator.



CONSERVATORY

8'1" x 5'7" (2.48m x 1.72m)

UPVC double glazed conservatory with brick built dwarf wall, polycarbonate roof, laminate wooden flooring and uPVC double glazed French Doors to rear garden



BEDROOM ONE

9'9" x 12'8" (2.99m x 3.88m)

With uPVC double glazed window to rear, fitted double wardrobes, telephone point and central heating radiator.



BEDROOM TWO/DINING ROOM

8'4" x 9'1" (2.56m x 2.79m)

With uPVC leaded double glazed window to front and central heating radiator.



BATHROOM

5'3" x 7'3" (1.62m x 2.22m)

Refitted contemporary style bathroom comprising white low level flush WC, vanity sink unit with wash hand basin and cupboards under, walk in double shower with electric shower and glass screen, tiling to surrounding four walls, uPVC double glazed window to side, central heating radiator, tiled flooring and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden with tarmac drive providing hardstanding for approximately two to three cars. Gated side access leads to the well fenced and fully slabbed rear garden with gravel borders and garden shed.



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		
	68	87

England & Wales

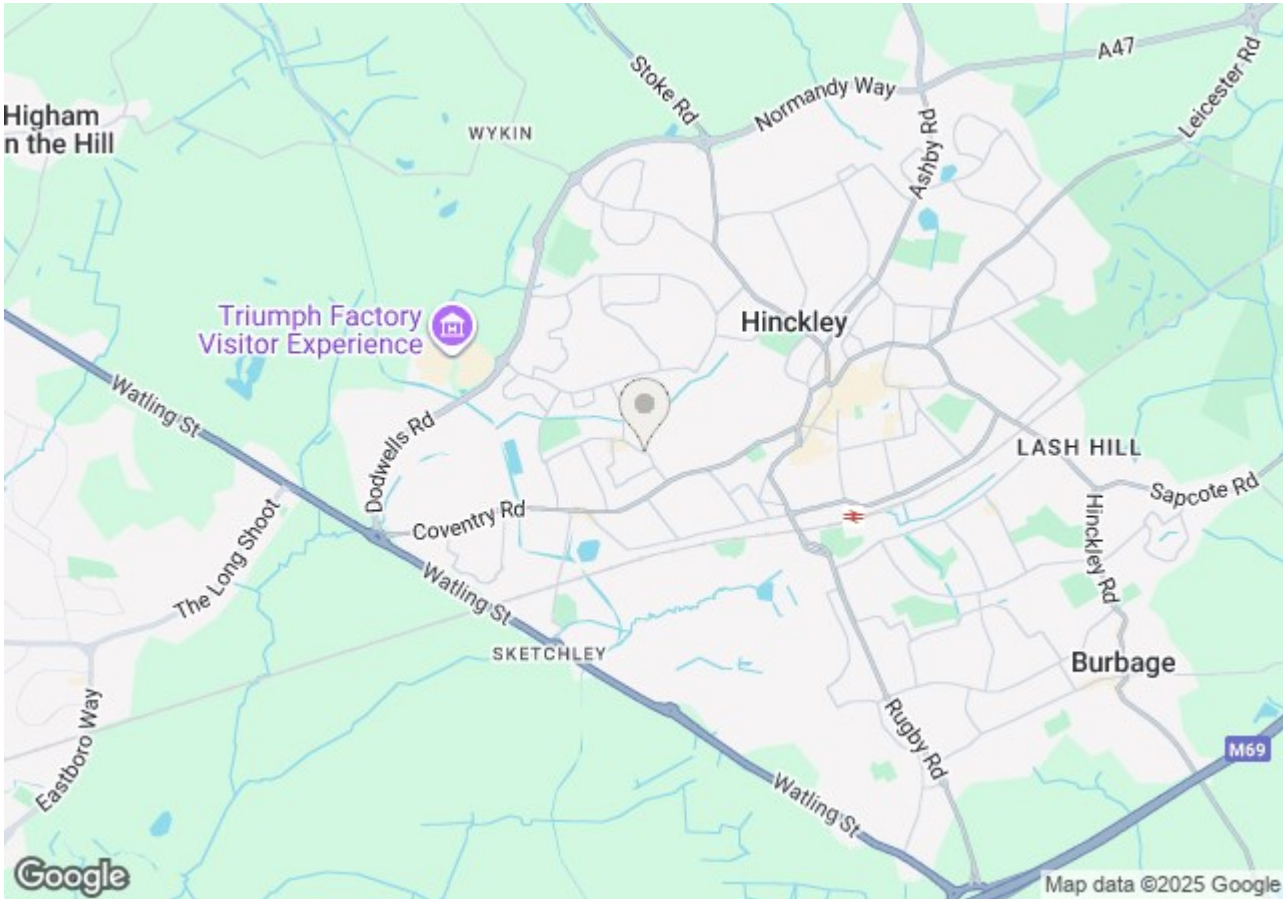
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

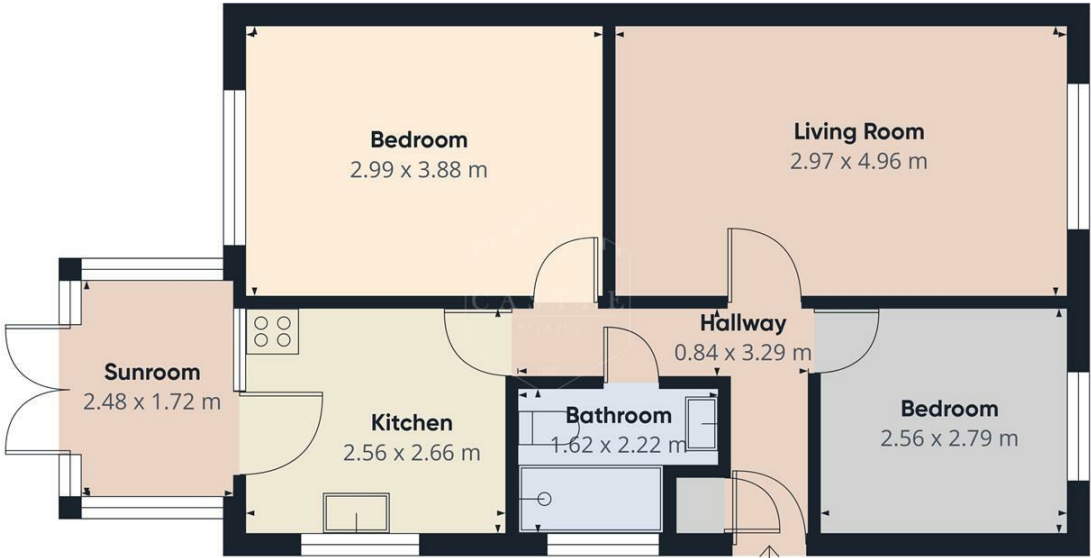
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC



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(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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
54 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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
