

CASTLE ESTATES

1982

A WELL APPOINTED THREE BEDROOMED PROPERTY IN NEED OF SOME MODERNISATION WITH OFF ROAD PARKING AND GARAGE TO REAR SITUATED IN A POPULAR RESIDENTIAL LOCATION



**10 TWYXCROSS ROAD
BURBAGE LE10 2SG**

Offers Over £225,000

- Entrance Hall
- Dining Kitchen
- Three Good Sized Bedrooms
- Off Road Parking & Garage To Rear
- Popular Village Location
- Lounge To Front
- Sun Room
- Bathroom
- Lawned Gardens Front & Rear
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** This semi detached property benefits from rear parking and garage.

The accommodation enjoys entrance hall, lounge to front, kitchen and sun room. To the first floor there are three good sized bedrooms and family bathroom. Outside the gardens are laid to lawn.

It is situated in a popular residential location, ideal for Burbage village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

6'1" x 4'5" (1.87m x 1.37m)

having upvc double glazed side entrance door and windows with obscure glass and central heating radiator. Staircase to First Floor Landing.



LOUNGE

17'5" x 11'10" (5.32m x 3.61m)

having feature fireplace, central heating radiator, coved ceiling and upvc double glazed window to front.





DINING KITCHEN

17'4" x 10'2" (5.29m x 3.11m)

KITCHEN AREA having range of fitted units including base units, drawers and wall cupboards, work surfaces and inset sink, built in oven, gas hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, built in storage cupboard, quarry tiled flooring, upvc double glazed window and door opening onto Sun Room.

DINING AREA having coved ceiling and upvc double glazed window overlooking the sun room.







SUN ROOM

18'0" x 7'7" (5.50m x 2.32m)

having built in cupboards, polycarbonate roof, upvc double glazed windows and doors opening onto Garden.



FIRST FLOOR LANDING

having access to the roof space.



BEDROOM ONE

11'10" x 10'5" (3.62m x 3.20m)

having central heating radiator, upvc double glazed windows to front and side.





BEDROOM TWO

10'2" x 9'2" (3.10m x 2.80m)

having built in wardrobe, coved ceiling, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

8'10" x 6'8" (2.71m x 2.05m)

having central heating radiator and upvc double glazed window to front.



BATHROOM

8'0" x 7'2" (2.45m x 2.20m)

having panelled bath with shower over, low level w.c, pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is a lawned foregarden with mature shrubs and path to front door. A fully enclosed rear garden with useful outbuildings, lawn and mature shrubs. Rear access to parking and GARAGE.



**Energy Efficiency Rating**

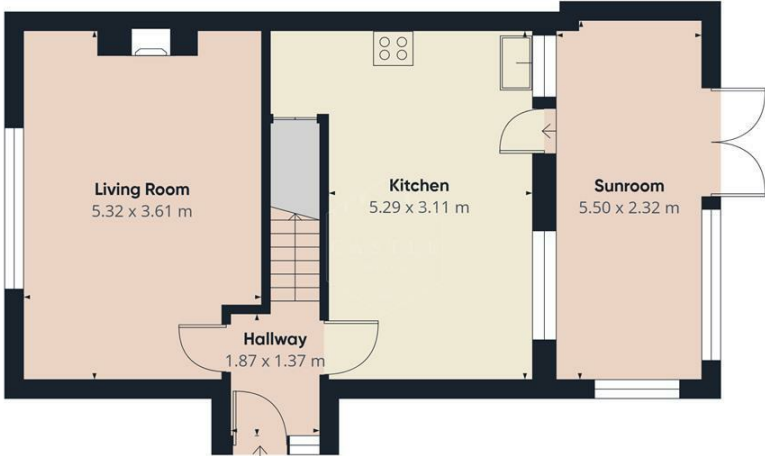
| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

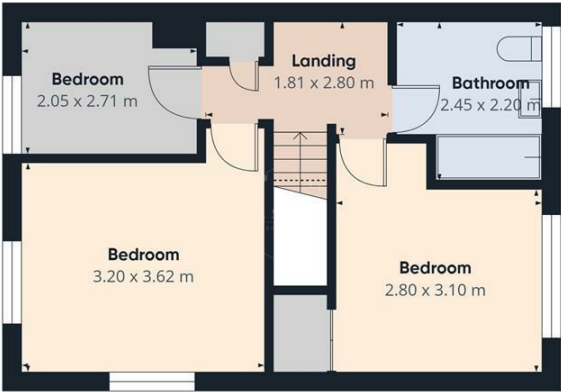
| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
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Floor 0



Floor 1

Approximate total area⁽¹⁾
92 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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

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
