

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED MID TOWNHOUSE SITUATED IN MOST SOUGHT AFTER BURBAGE LOCATION

**** AVAILABLE NOW ****



**11 SCHOOL CLOSE
BURBAGE LE10 2FE**

£995

- Entrance Hall
- Well Fitted Kitchen
- Two Double Bedrooms
- Two Allocated Parking Space
- Sought After Burbage Location
- Guest Cloakroom
- Lounge To Rear
- Family Bathroom
- Courtyard Style Rear Garden
- AVAILABLE NOW



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**** AVAILABLE NOW **** A well presented two bedroomed mid townhouse with parking situated in a very popular and convenient location.

The accommodation enjoys entrance hall with guest cloakroom off, well fitted kitchen and lounge to rear. To the first floor are two good sized bedrooms and a modern family bathroom. Outside the property has off road parking for two cars and a rear courtyard style garden.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

9'10" x 3'2" (3m x 0.97m)

having front door, tiled flooring, central heating radiator and feature staircase to the First Floor Landing.



GUEST CLOAKROOM

having low level w.c., wash hand basin, central heating radiator, tiled flooring and upvc double glazed window with obscure glass.



KITCHEN

9'8" x 5'8" (2.97m x 1.74m)

having an attractive range of white gloss units including base units, drawers and wall cupboards, contrasting work surfaces, inset stainless steel sink with mixer tap and ceramic tiled splashbacks, built in oven, gas hob with cooker hood over, integrated fridge freezer, central heating radiator and upvc double glazed window to front.



LOUNGE

15'8" x 11'11" (4.78m x 3.65m)

having central heating radiator, tv aerial point, storage cupboard and upvc double glazed sliding door opening onto rear garden.



FIRST FLOOR LANDING

5'11" x 3'1" (1.82m x 0.94m)
having balustrading.



BEDROOM ONE

12'0" x 9'8" (3.66m x 2.97m)

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



BEDROOM TWO

11'11" x 9'4" (3.64m x 2.87m)

having central heating radiator, wood effect flooring, built in storage cupboard and upvc double glazed window to front.



SHOWER ROOM

6'0" x 5'6" (1.84m x 1.70m)

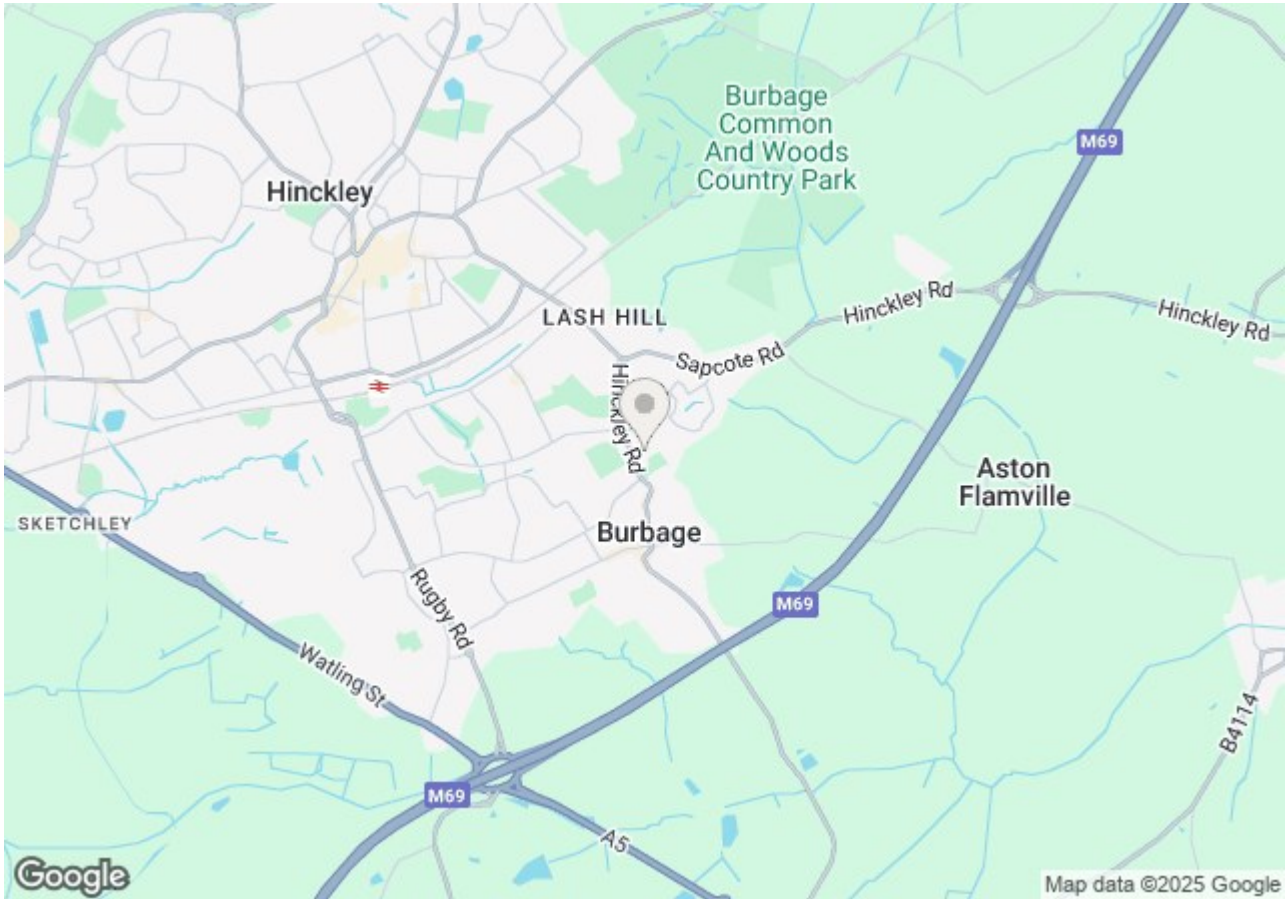
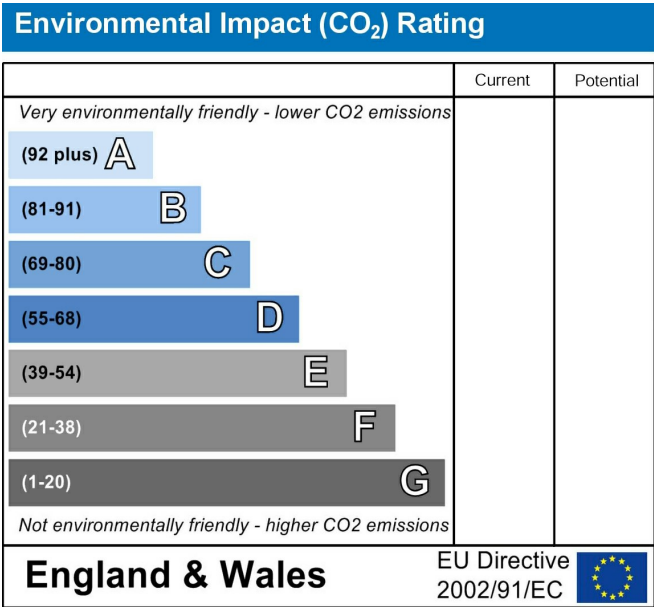
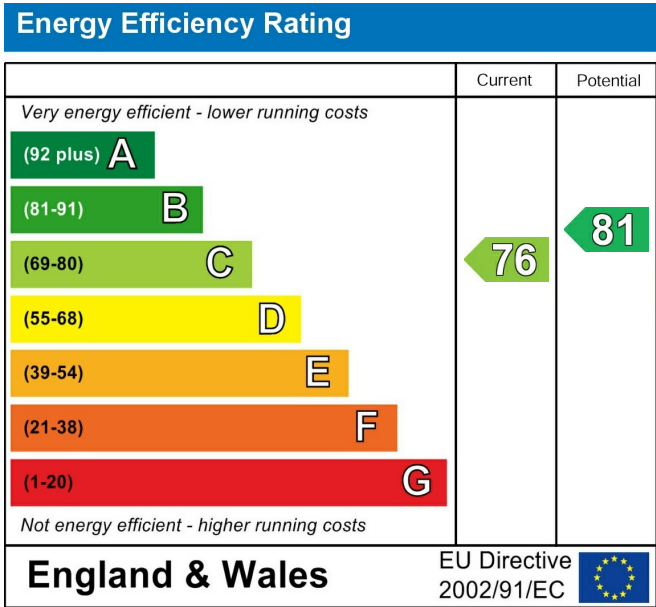
having shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, inset LED lighting, chrome heated towel rail and shaver point.

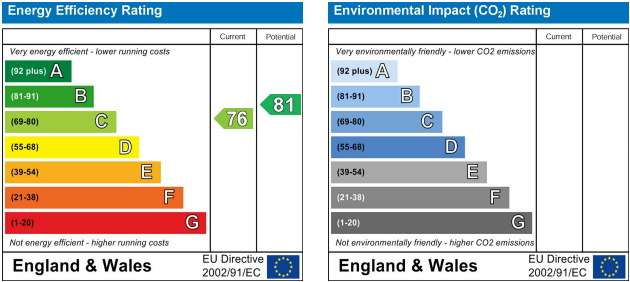


OUTSIDE

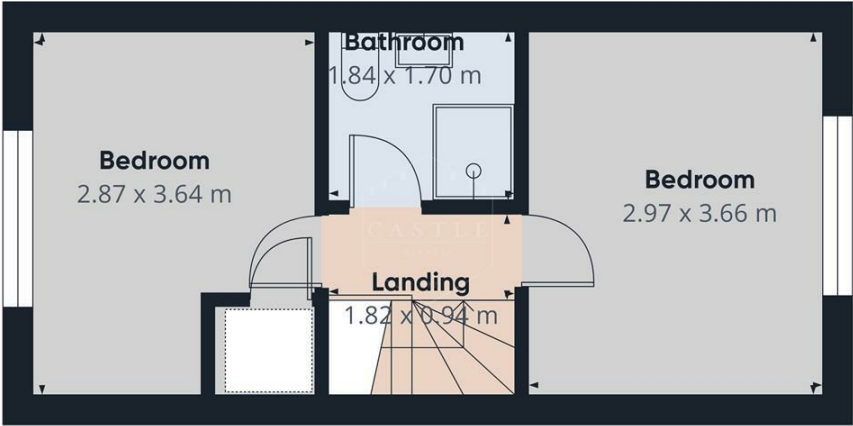
There is two allocated parking spaces to front. A fully enclosed courtyard style rear garden with mature shrubs and fenced boundaries.







Floor 0



Floor 1

Approximate total area⁽¹⁾
53.9 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.

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
