

CASTLE ESTATES

1982

**A TWO BEDROOMED TRADITIONAL END TERRACE PROPERTY STANDING ON A
LARGE MATURE PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER TOWN
CENTRE LOCATION**



**43 WELWYN ROAD
HINCKLEY LE10 1JE**

Offers In The Region Of £220,000

- Entrance Hall
- Good Sized Dining Kitchen
- Family Bathroom
- Sought After Town Centre Location
- Attractive Lounge To Front
- Two Double Bedrooms
- Foregarden & Large Private Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** This well appointed traditional end terrace property offers great potential for improvement standing on a large plot situated in a town centre location. **VIEWING IS ESSENTIAL**

The accommodation enjoys side entrance hall, attractive lounge to front and dining kitchen. To the first floor there are two double bedrooms and family bathroom. Outside the property has mature gardens front and rear.

Being located in the town centre it is ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the Railway Station, A47, A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

3'6" x 2'10" (1.07m x 0.87m)

having side entrance door with obscure glass, central heating radiator and staircase to First Floor Landing.

LOUNGE

13'11" x 11'11" (4.25m x 3.64m)

having bay window to front, feature fireplace with gas fire facility, ornate cast iron back and stone hearth, wood strip flooring and tv aerial point.



KITCHEN

17'3" x 9'11" (5.28m x 3.04m)

having range of fitted units including base units and wall cupboards, work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, space for cooker, space and plumbing for washing machine, pantry store, central heating radiator, two windows and door opening onto rear garden.



FIRST FLOOR LANDING

having window to side and access to ROOF SPACE via drop down ladder being fully plastered, wooden flooring, velux roof light, power and light.

BEDROOM ONE

14'0" x 11'0" (4.29m x 3.36m)

having original tiled fireplace, built in storage cupboard and central heating radiator.



BEDROOM TWO

10'10" x 8'11" (3.32m x 2.74m)

having original fireplace and central heating radiator.



BATHROOM

7'11" x 7'5" (2.42m x 2.28m)

having panelled bath with glass screen and rain shower over, low level w.c., pedestal wash hand basin, central heating radiator and ceramic tiled splashbacks.



OUTSIDE

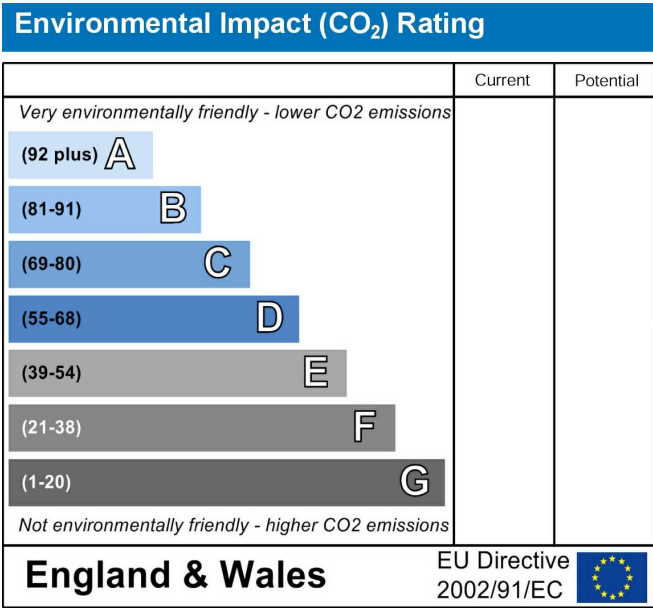
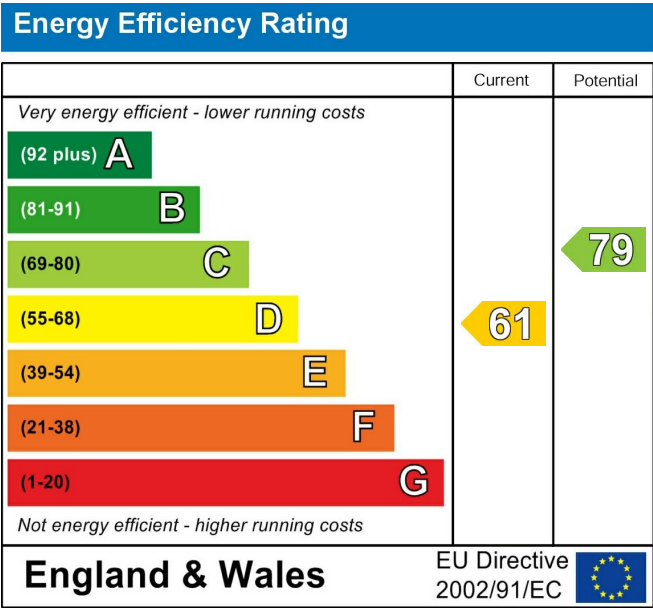
There is a hedged foregarden with mature shrubs and holly bush. Pedestrian access via gate leading to a large, private and mature garden with patio area and steps down to lawn, mature trees, shrubs and garden shed.

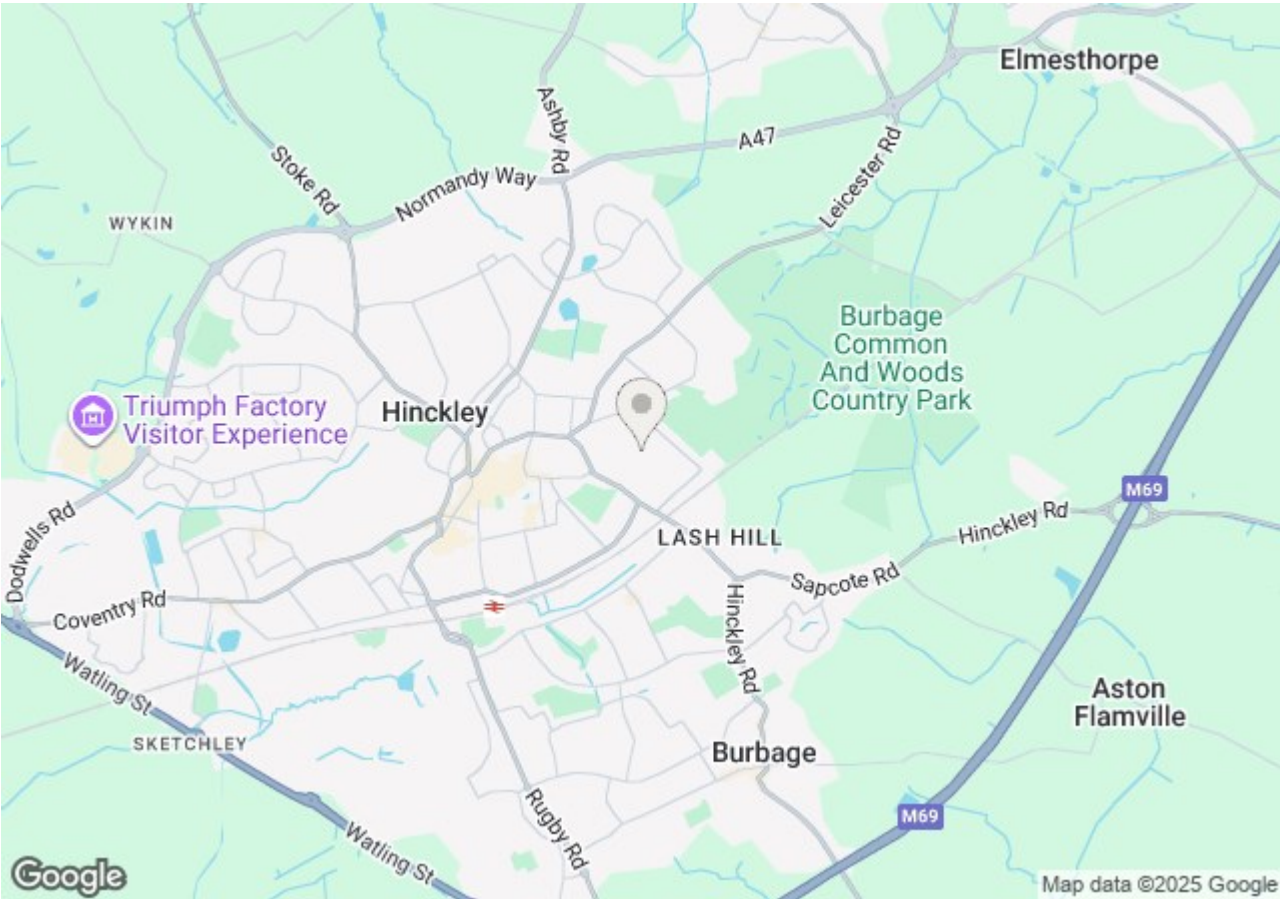


REAR ELEVATION



FRONT ELEVATION

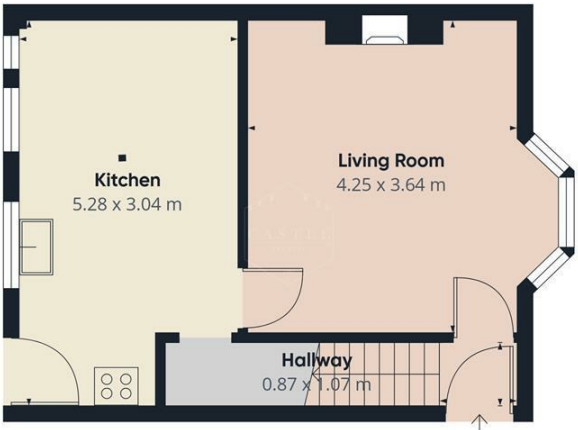




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20)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

61

79



Floor 0



Floor 1

Approximate total area⁽¹⁾
68 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
