

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED MID TOWNHOUSE WITH PARKING SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**6 QUEENS CLOSE  
EARL SHILTON LE9 7JJ**

**Offers In The Region Of £190,000**

- Well Fitted Kitchen
- Guest Cloakroom
- Two Good Sized Bedrooms
- Two Car Parking Spaces
- Popular & Convenient Town Centre Location
- Inner Hall
- Attractive Lounge Opening Onto Garden
- Family Bathroom
- Private Lawned Rear Garden
- VIEWING ESSENTIAL



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www.castles-online.co.uk



This attractive and well maintained mid townhouse stands on a private plot with off road parking for two cars to front and private lawned rear garden. Viewing is essential.

The accommodation enjoys well fitted kitchen, inner hall, guest cloakroom and lounge with French doors opening onto the rear garden. To the first floor there are two good sized bedrooms and a family bathroom.

It is situated in a popular and convenient location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find easy access A47, A5 and M69 junctions making travelling to further afield very good.

### COUNCIL TAX BAND & TENURE

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

### KITCHEN

11'6" x 8'11" (3.53m x 2.73m )

having upvc double glazed front entrance door, range of modern fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in oven with gas hob and extractor hood over, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water (installed September 2024), space for upright fridge freezer, central heating radiator, extractor fan, wood effect flooring and upvc double glazed window to front.





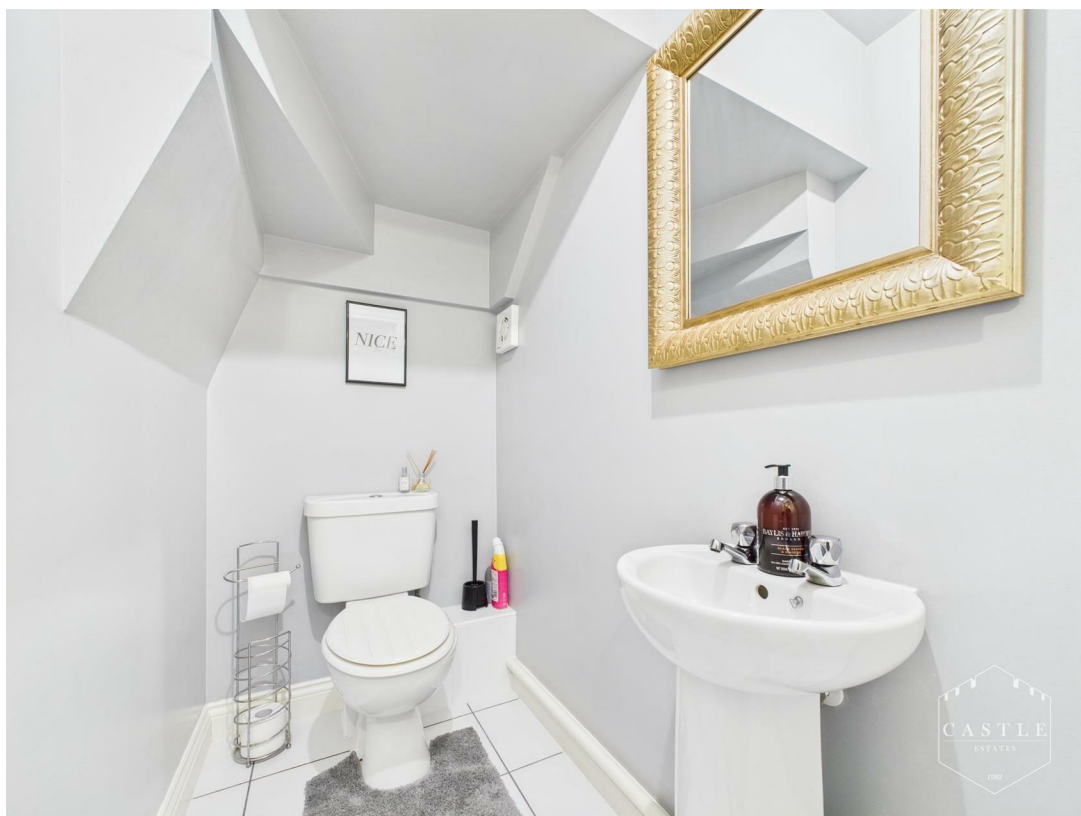


### **INNER HALL**

having wood effect flooring.

### **GUEST CLOAKROOM**

having low level w.c., wash hand basin, central heating radiator and extractor fan.



## LOUNGE

13'3" x 11'7" (4.04m x 3.55m )

having central heating radiator, tv aerial point, upvc double glazed window to rear and French doors opening onto the rear garden.





## FIRST FLOOR LANDING

having central heating radiator and access to the roof space.

## BEDROOM ONE

12'1" x 11'6" (3.69m x 3.52m )

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



## BEDROOM TWO

13'2" x 11'6" (4.03m x 3.51m )

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



## 6'6" x 6'3" (1.99m x 1.91m)

having white suite including  
basin, ceramic tiled splashb






## OUTSIDE


There is direct vehicular access to two parking spaces. A lawned rear garden with path to side and well fenced boundaries.

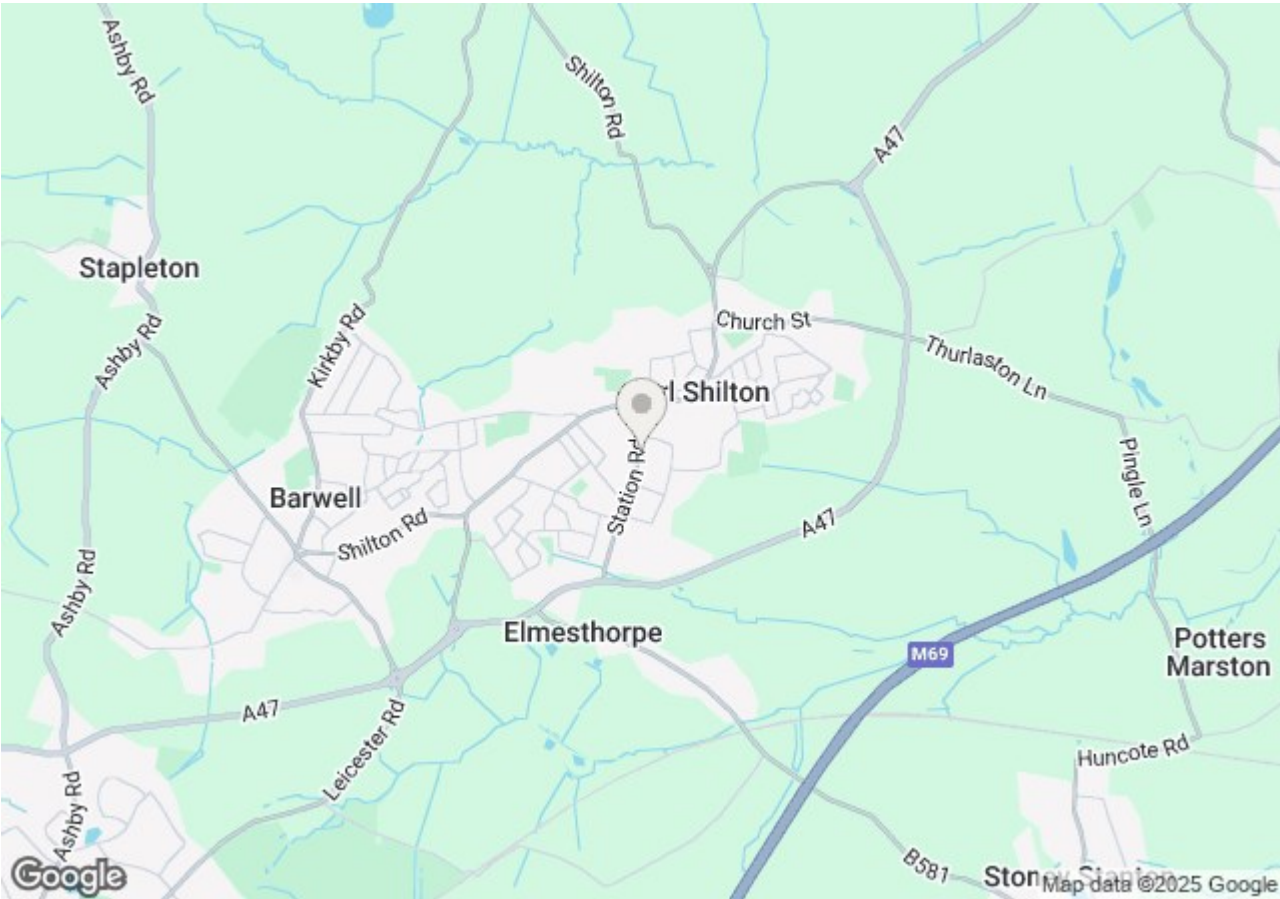






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

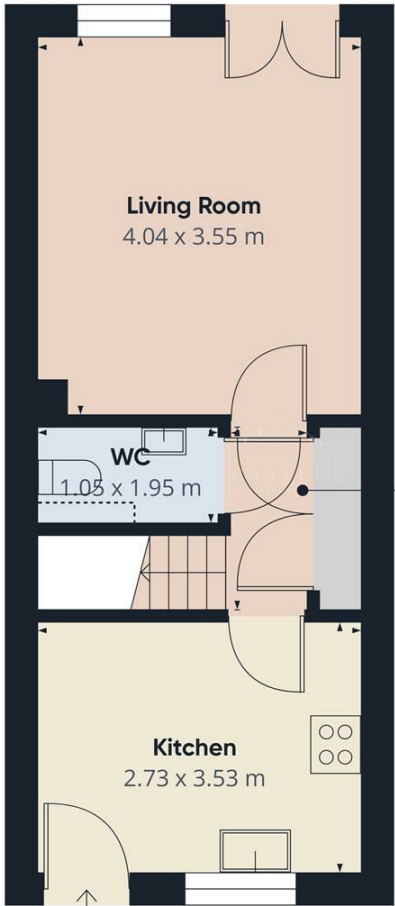
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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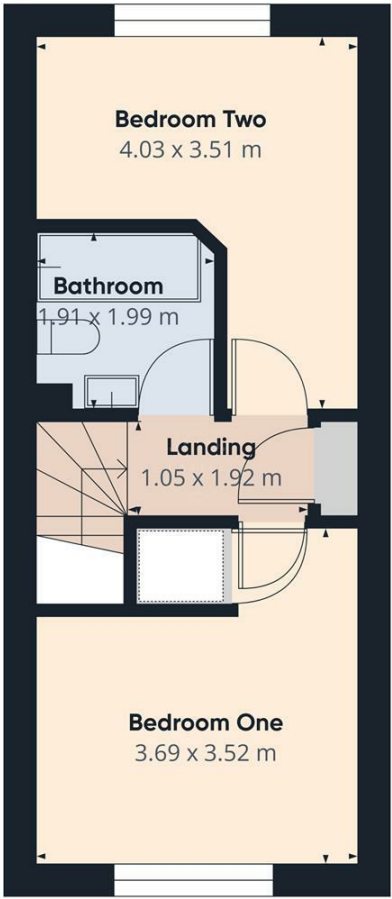


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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
58.8 m<sup>2</sup>  
Reduced headroom  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

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

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