CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



37 HIGHFIELD STREET
EARL SHILTON LE9 7HS

Offers In The Region Of £170,000

- Open Plan Living/Dining Room
- Two Double Bedrooms
- Lawned Rear Garden
- Well Fitted Kitchen
- Large Family Bathroom
- Popular & Convenient Residential Location
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
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www.castles-online.co.uk

** VIEWING HIGHLY RECOMMENDED ** This well presented mid terrace property is situated in a popular and convenient residential location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys an open plan lounge/dining room and a well fitted kitchen. To the first floor there are two double bedrooms and a large family bathroom. Outside the property has shared access to rear with a private lawned garden. Viewing is essential.

COUNCIL TAX BAND & TENURE

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

OPEN PLAN LOUNGE/DINING ROOM

27'8 x 11'11 (8.43m x 3.63m)
having upvc double glazed front door and window, feature fireplace with inset fire, stone surround, marble back and hearth, two central heating radiators, tv aerial point and further upvc double glazed window to rear. Feature staircase to First Floor Landing.







KITCHEN

12'4 x 6'5 (3.76m x 1.96m)

having range of base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, space for cooker, space for undercounter fridge freezer, space and plumbing for washing machine, central heating radiator, wall mounted gas fired boiler for central heating and domestic hot water, upvc double glazed window to side and upvc double glazed side door.





FIRST FLOOR LANDING

15'4 x 3'4 (4.67m x 1.02m)
having central heating radiator and access to the roof space.

BEDROOM ONE

15'5 x 12'1 (4.70m x 3.68m)
having central heating radiator and two upvc double glazed windows to front.





BEDROOM TWO

15'3 x 8'8 (4.65m x 2.64m)
having built in wardrobes, central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

12'3 x 9'11 (3.73m x 3.02m)

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







OUTSIDE

There is shared rear access for bins. A private lawned garden with well fenced boundaries and mature shrubs.



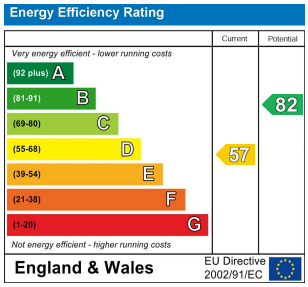
Energy Efficiency Rating

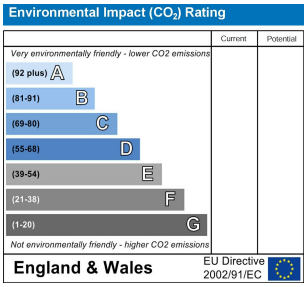
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

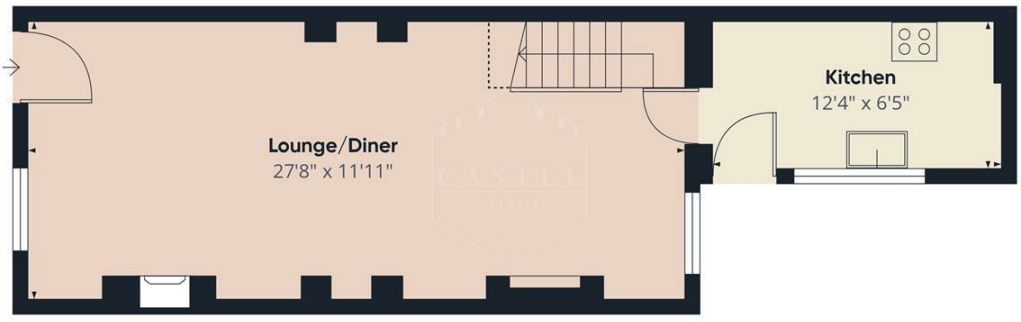
Environmental Impact (CO_2) Rating

	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		
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Floor 0



Floor 1



Approximate total area(1)

912 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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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