

CASTLE ESTATES

1982

A GOOD SIZED TRADITIONAL THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE IN NEED OF SOME MODERNISATION WITH PRIVATE SIZEABLE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**126 ASHBY ROAD
HINCKLEY LE10 1SN**

Price £250,000

- NO CHAIN - IN NEED OF SOME MODERNISATION
- Entrance Hall
- Kitchen
- Three Bedrooms
- Parking To Front & Further Parking To Rear
- PLANNING PERMISSION FOR DOUBLE GARAGE & KITCHEN EXTENSION
- Spacious Lounge/Dining Room
- Rear Lobby With W.C.
- Family Bathroom
- Mature Private Rear Garden



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**** NO CHAIN - PLANNING PERMISSION GRANTED FOR DOUBLE GARAGE TO REAR & KITCHEN EXTENSION ****

This good sized traditional semi detached family residence stands on a sizeable mature plot with ample parking and private rear garden.

The accommodation enjoys an entrance hall, spacious lounge/dining room, kitchen and rear lobby with separate w.c. To the first floor there is three bedrooms and a family bathroom. **IN NEED OF SOME MODERNISATION**

Situated in a sought-after town centre location, residents will benefit from easy access to local amenities, shops, and transport links.

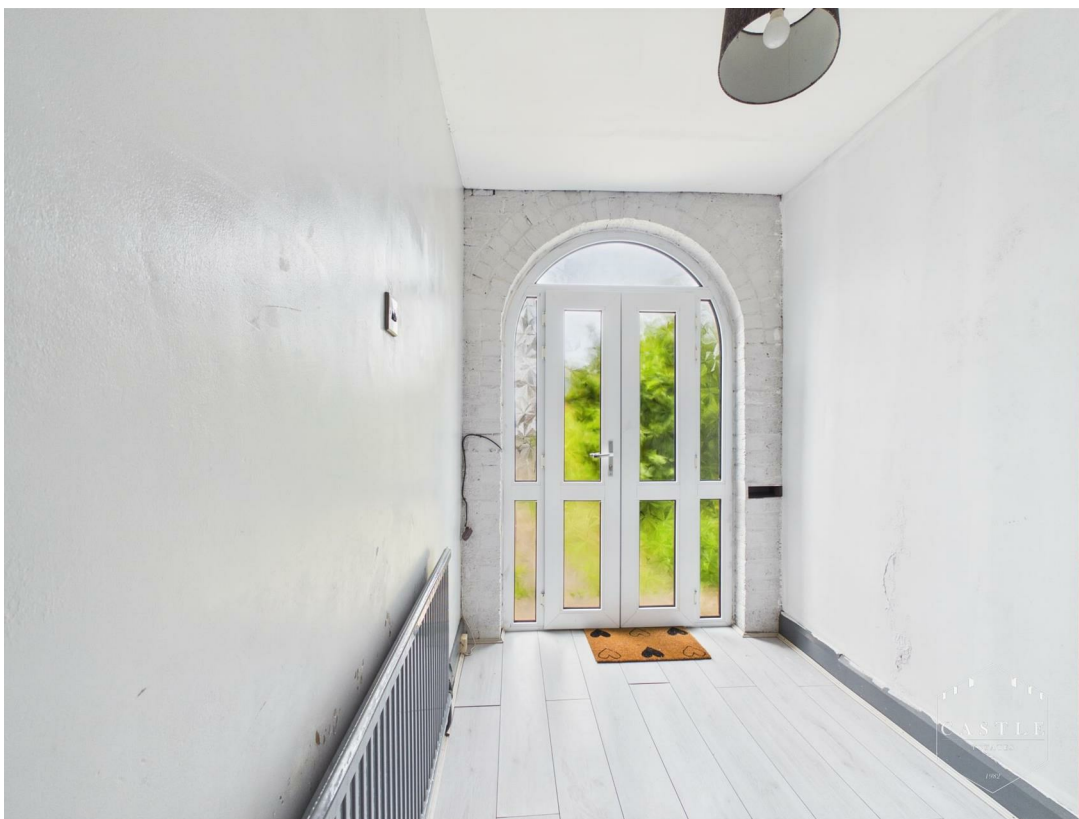
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

15'11 x 15'1 (4.85m x 4.60m)

having arched upvc double glazed front door and windows, grey wood effect flooring and central heating radiator. Staircase to First Floor Landing with storage cupboard beneath.

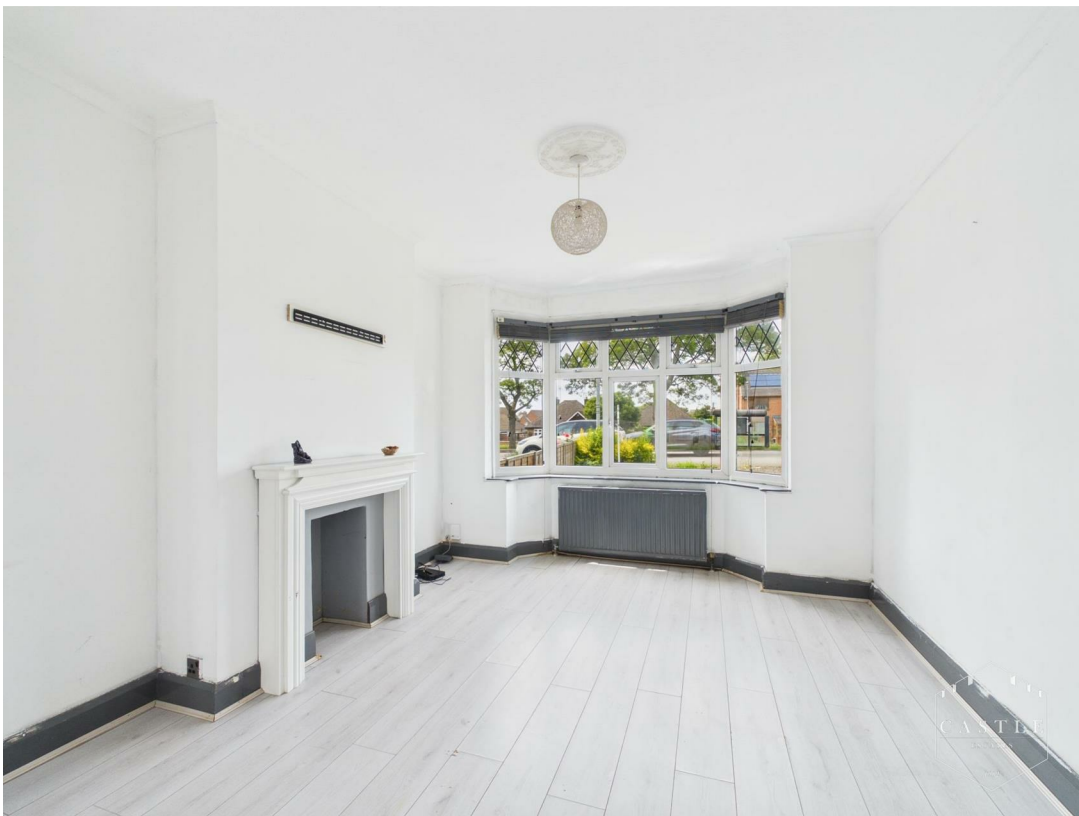




LOUNGE/DINING ROOM

24'7 x 10'11 (7.49m x 3.33m)

having two fireplaces, two central heating radiators, coved ceiling, upvc double glazed bay window to front and French doors opening onto Garden.





KITCHEN

16'3 x 6 (4.95m x 1.83m)

having base units and drawers, work surfaces with inset sink, space for rangemaster style cooker, space and plumbing for washing machine, central heating radiator, upvc double glazed windows to side. Door to Rear Lobby.





REAR LOBBY

3'3 x 2'9 (0.99m x 0.84m)
having upvc double glazed door to Outside.

SEPARATE W.C.

having low level w.c.



FIRST FLOOR LANDING

7'10 x 2'9 (2.39m x 0.84m)

having upvc double glazed window to side and access to the roof space.

BEDROOM ONE

12'11 x 11 (3.94m x 3.35m)

having upvc double glazed bay window to front, grey wood effect flooring and central heating radiator.



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BEDROOM TWO

11'5 x 9'6 (3.48m x 2.90m)

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



BEDROOM THREE

7'7 x 5'11 (2.31m x 1.80m)

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



BATHROOM

6'11 x 5'11 (2.11m x 1.80m)

having panelled bath with shower over and glass screen, low level w.c., wash hand basin, chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

A pebbled driveway with standing for several cars to front and further rear vehicular access off Barwell Lane to parking with planning permission granted to double garage. A fully enclosed private and mature good sized garden with trees, shrubs, lawn and fenced boundaries.

OUTSIDE




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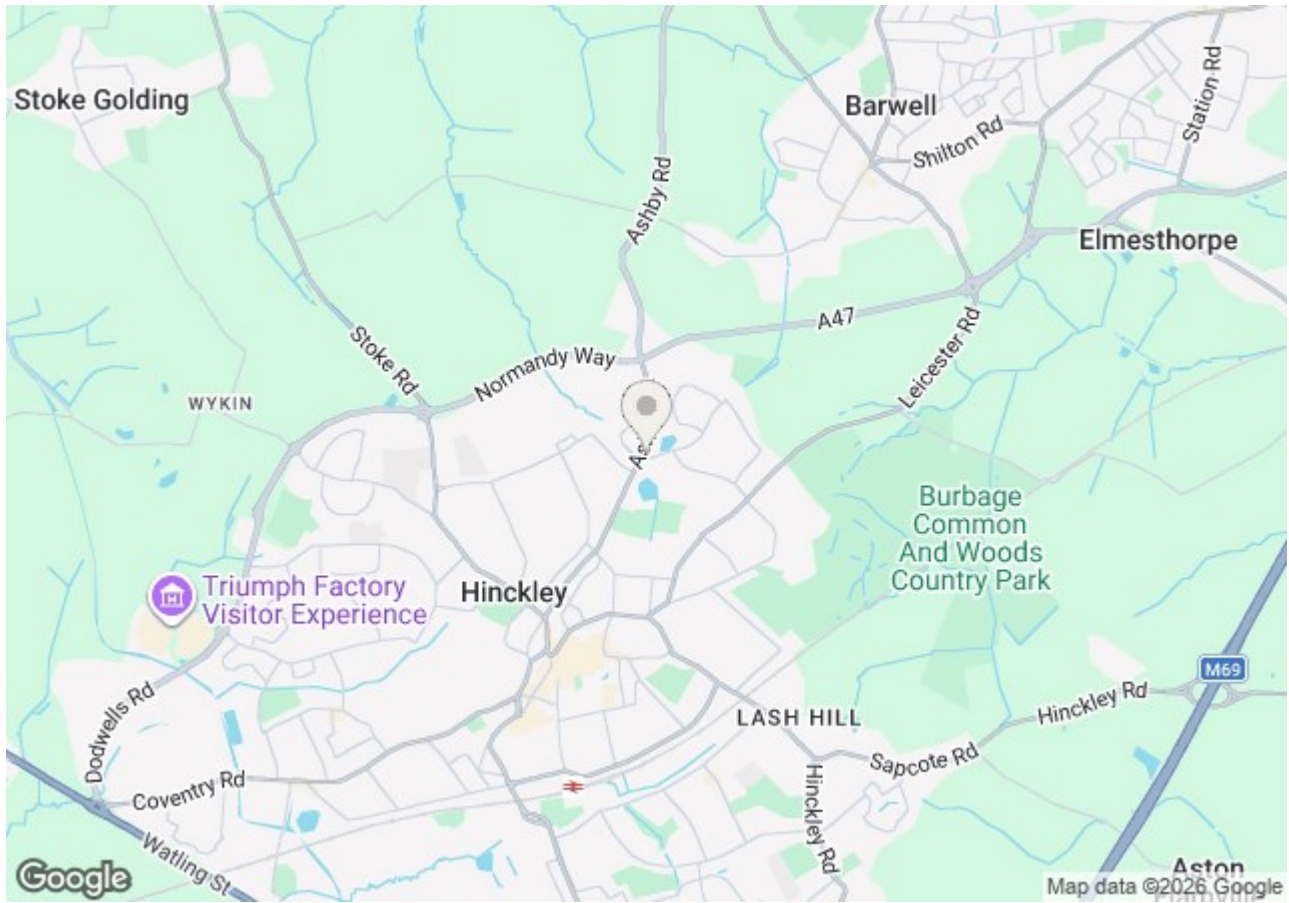


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	83
England & Wales	EU Directive 2002/91/EC 	

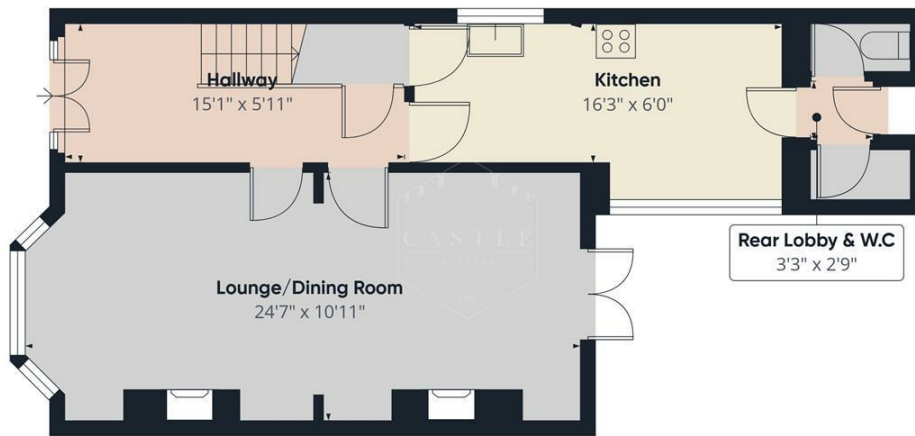
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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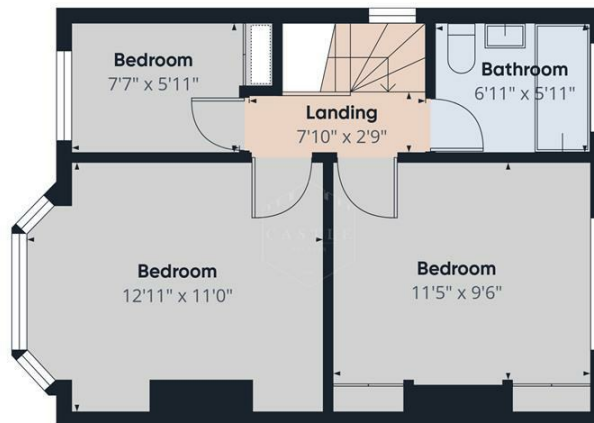


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Floor 0



Floor 1

Approximate total area⁽¹⁾
868 ft²

(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.

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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
