CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED MID TOWNHOUSE WITH PARKING AND DETACHED WORKSHOP TO REAR SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



19 TWYCROSS ROAD
BURBAGE LE10 2SF

Price £200,000

- Entrance Porch To Hall
- Kitchen
- Two Good Sized Bedrooms
- Lawned Gardens Front & Rear
- Popular Residential Location
- Attractive Lounge
- Sun Room
- Family Bathroom
- Parking & Workshop To Rear
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

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info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING HIGHLY RECOMMENDED ** This well presented mid townhouse boasts entrance porch leading to hall, attractive lounge to front and kitchen opening onto a sun room. To the first floor there are two good sized bedrooms and a family bathroom. Outside the property has parking to rear with a useful detached workshop, gardens front and rear.

It is situated close to Burbage's shops, schools and amenities including doctors surgery, pharmacy, restaurants and public houses. Hinckley town centre is approximately three miles way with its larger and more comprehensive amenities. It is ideally placed for persons wishing to commute via the A5 and M69 junctions to further afield.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold)

ENTRANCE PORCH

having upvc double glazed front door and side windows with obscure glass, built in cupboard and inner wooden door to Hall.

HALL

5'7 x 4 (1.70m x 1.22m)
having central heating radiator, dado rail and staircase to First Floor Landing.



LOUNGE

16'1 x 10'3 (4.90m x 3.12m)

having upvc double glazed window to front, feature fireplace with inset fire, marble back and hearth, dado rail, central heating radiator and useful under stairs storage cupboard. Double doors to Kitchen.







KITCHEN

13'4 x 8'1 (4.06m x 2.46m)

having range of base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, gas hob with splashback and cooker hood over, space and plumbing for washing machine, breakfast bar, central heating radiator, wood effect flooring and upvc double glazed window. Upvc double glazed door to Sun Room.





SUN ROOM

11'10 x 8'6 (3.61m x 2.59m)
having central heating radiator, polycarbonate roof and upvc double glazed windows. Upvc double glazed French doors opening onto Garden.



FIRST FLOOR LANDING

having built in cupboard, dado rail and access to the roof space.

BEDROOM ONE

13'5 x 11'6 (4.09m x 3.51m)
having built in wardrobe, built in storage cupboard, central heating radiator and upvc double glazed window to front.





BEDROOM TWO

10'8 x 7'5 (3.25m x 2.26m)

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



BATHROOM

6'2 x 5 (1.88m x 1.52m)

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



OUTSIDE

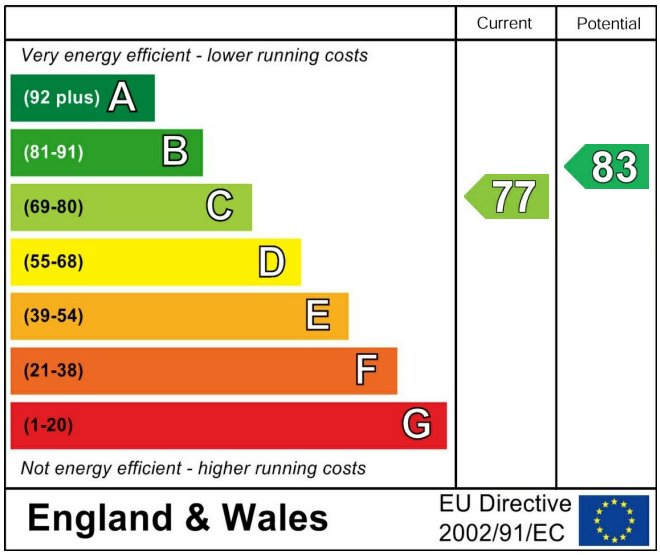
There is rear vehicular access to a DETACHED WORKSHOP and further standing for car. A lawned foregarden with path to front porch. A rear garden with fenced boundaries, lawn, patio area and rear gate.



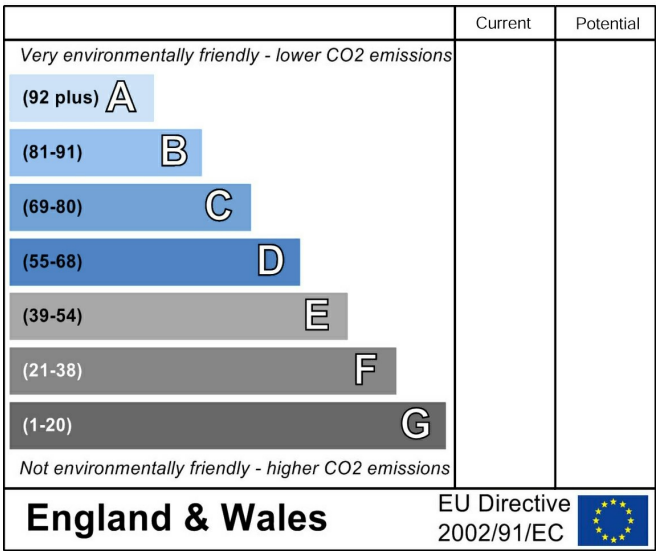


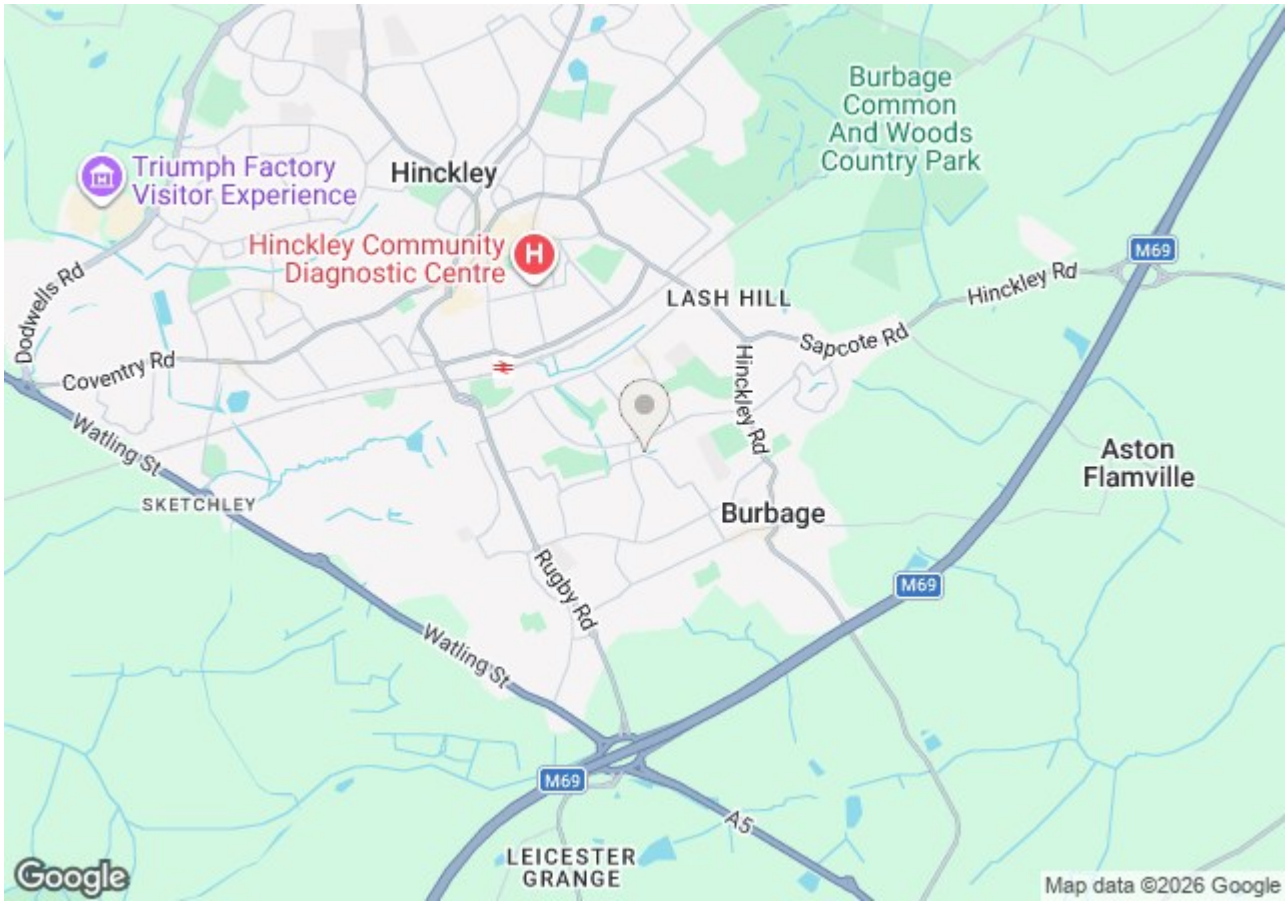


Energy Efficiency Rating



Environmental Impact (CO_2) Rating




Burbage
Common
And Woods
Country Park
Triumph Factory
Visitor Experience
Hinckley
Hinckley Community
Diagnostic Centre
H
M69
Dodwells Rd
LASH HILL
Hinckley Rd
Sapcote Rd
Coventry Rd
Watling St
Hinckley Rd
Aston
Flamville
SKETCHLEY
Burbage
Rugby Rd
M69
Watling St
M69
A5
LEICESTER
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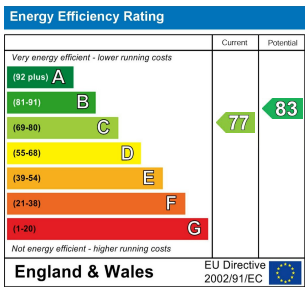

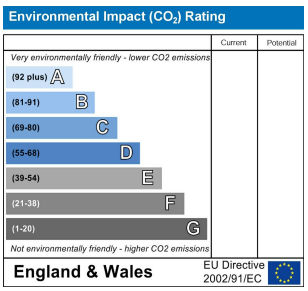



Approximate total area[1]

736 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

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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