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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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.

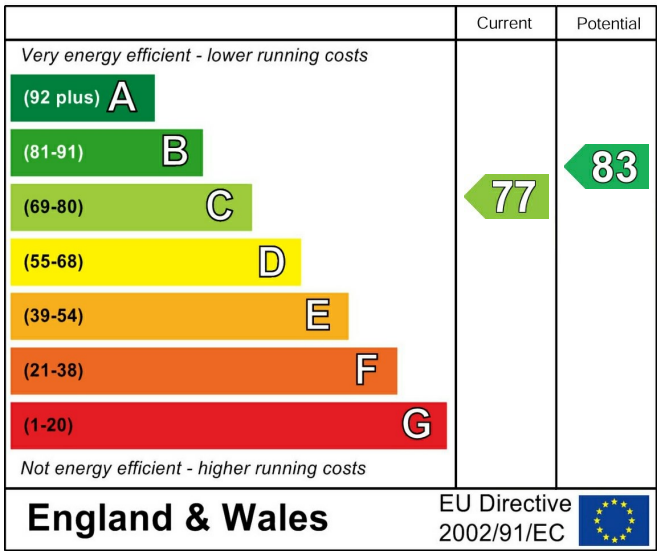
BATHROOM

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.

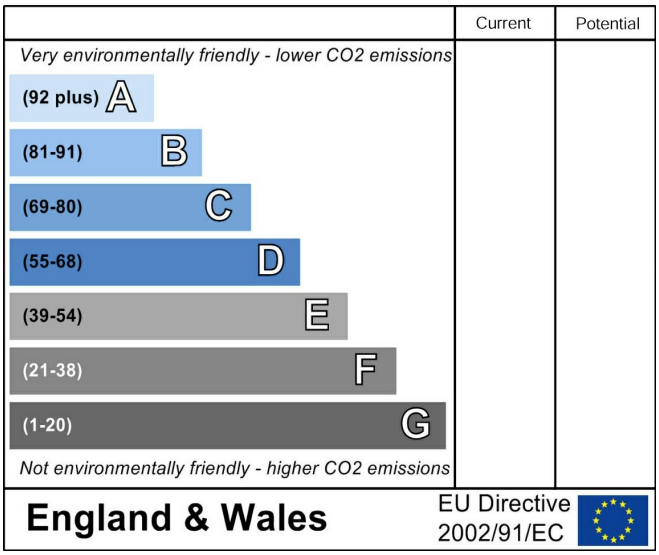
OUTSIDE

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
M69
Hinckley Rd
LASH HILL
Sapcote Rd
Dodwells Rd
Coventry Rd
Hinckley Rd
Watling St
Aston
Flamville
SKETCHLEY
Burbage
Rugby Rd
M69
Watling St
M69
A5
LEICESTER
GRANGE
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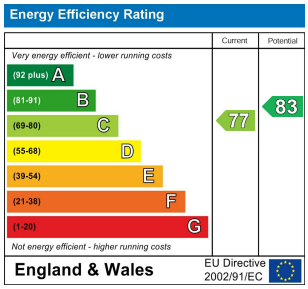
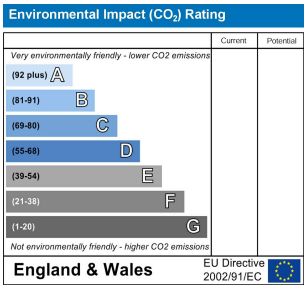

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
83
England & Wales
EU Directive 2002/91/EC


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
England & Wales
EU Directive 2002/91/EC

Sunroom
11'10" x 8'6"
Kitchen
13'4" x 8'1"
Living Room
10'3" x 16'1"
Hallway
4'0" x 5'7"
Entry
Floor 0
Bathroom
5'10" x 6'2"
Bedroom
7'5" x 10'8"
Landing
2'11" x 6'5"
Bedroom
13'5" x 11'6"
Floor 1
N
W
E
S
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.
GIRAFFE360

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