

CASTLE ESTATES

1982

A WELL APPOINTED TWO BEDROOMED MID TOWNHOUSE SITUATED IN A POPULAR RESIDENTIAL LOCATION - NO SMOKERS OR PETS - AVAILABLE FROM JUNE 2022



**90 GREYHOUND CROFT
HINCKLEY LE10 0QS**

£1,000 PCM

- Entrance Hall
- Well Fitted Kitchen
- Two Bedrooms
- Off Road Parking
- Guest Cloakroom
- Lounge/Dining Room
- Family Bathroom
- Lawned Rear Garden



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An attractive and well-presented two-bedroom mid-terrace home, conveniently situated in a popular residential area of Hinckley, with excellent access to local amenities and transport links. Available from October.

Entrance Hall

having solid sealed unit double glazed front door with spy hole, inset door mat, spindle balustraded staircase to the first floor, telephone point, single central heating radiator, understairs storage cupboard and a door leading to

Guest Cloakroom

having white suite comprising of low level w.c., pedestal wash hand basin with tiled splashbacks, single central heating radiator, wood effect flooring, extractor fan, mirror and coat hooks.

Kitchen

7'9" x 9'8" (2.36 x 2.95)

having a range of modern fitted wall and base cream gloss units with matching wooden effect worktop, integrated stainless steel Bosch electric oven, four ring gas hob and stainless steel extractor hood, stainless steel single drainer sink with rinser bowl and mixer tap, ceramic tiled splashbacks, space and plumbing for a washing machine, space for a fridge freezer, upvc double glazed window, extractor fan and wood effect flooring.



Lounge Diner

15'6" x 11'10" (4.72 x 3.61)

having double central heating radiator, upvc double glazed window and french doors onto the rear, tv aerial point, satellite point and telephone point.



First Floor Landing

having loft access.

Bedroom One

15'5" x 9'1" (4.70 x 2.77)

having two upvc double glazed windows, single central heating radiator, telephone point and tv aerial point.



Bedroom Two

15'5" Maximum x 9'10" (4.70 Maximum x 3.00)

having two upvc double glazed windows, single central heating radiator, carbon monoxide detector and a cupboard housing the gas fired combination condensing boiler.



Bathroom

having a white suite comprising of low level w.c., pedestal wash hand basin, panelled bath with glass shower screen and chrome taps with shower attachment, white ladder style heated towel rail, shaver point, ceramic tiled splashbacks, extractor fan and cabinet.



Outside

To the front there are two car parking spaces on a block paved driveway. To the rear there is a slabbed patio area, mostly laid to lawn, cold water tap and water butt, fenced boundaries and wooden gate leading to a shared access passage.



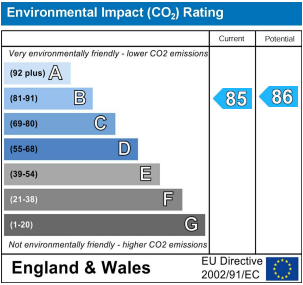
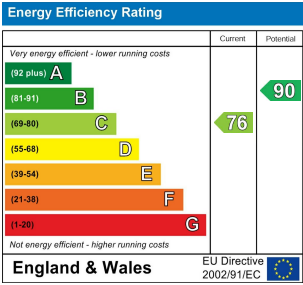
Energy Efficiency Rating

Environmental Impact Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	76	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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
