

CASTLE ESTATES

1982

**A ONE BEDROOMED MID TOWNHOUSE WITH EASY TO MAINTAIN GARDEN
SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**41 WOODBANK
BURBAGE LE10 2BY**
Offers Over £140,000

- Entrance Vestibule
- Kitchen
- Mezzanine First Floor Bedroom
- Popular Residential Location
- Ground Floor Bathroom
- Lounge
- Parking To Front & Easy To Maintain Garden
- NO CHAIN - VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**** NO CHAIN **** This one bedroomed mid townhouse with parking to front and easy to maintain rear garden situated in a popular residential location.

The accommodation consists of entrance vestibule, ground floor bathroom, well fitted kitchen and lounge opening onto garden and first floor bedroom.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

5'7 x 3 (1.70m x 0.91m)

having upvc double glazed front door with obscure glass.



BATHROOM

7'5 x 5'6 (2.26m x 1.68m)

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



LOUNGE

17'7 x 10'8 (5.36m x 3.25m)

having wood effect flooring, central heating radiator, upvc double glazed window and door opening onto Garden. Staircase to First Mezzanine Bedroom.



KITCHEN

7'9 x 6'2 (2.36m x 1.88m)

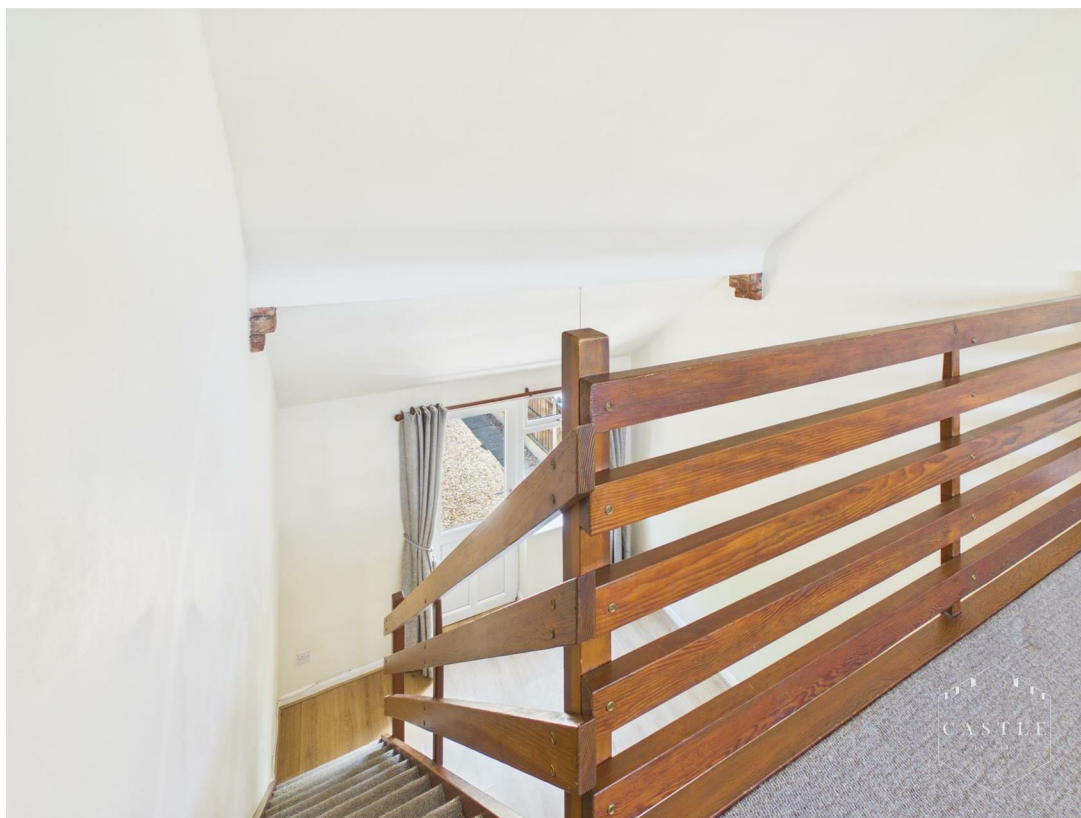
having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine,



KITCHEN



STAIRCASE TO FIRST FLOOR



MEZZANINE BEDROOM

12'1 x 10'8 (3.68m x 3.25m)

having central heating radiator and upvc double glazed window to front.



OUTSIDE

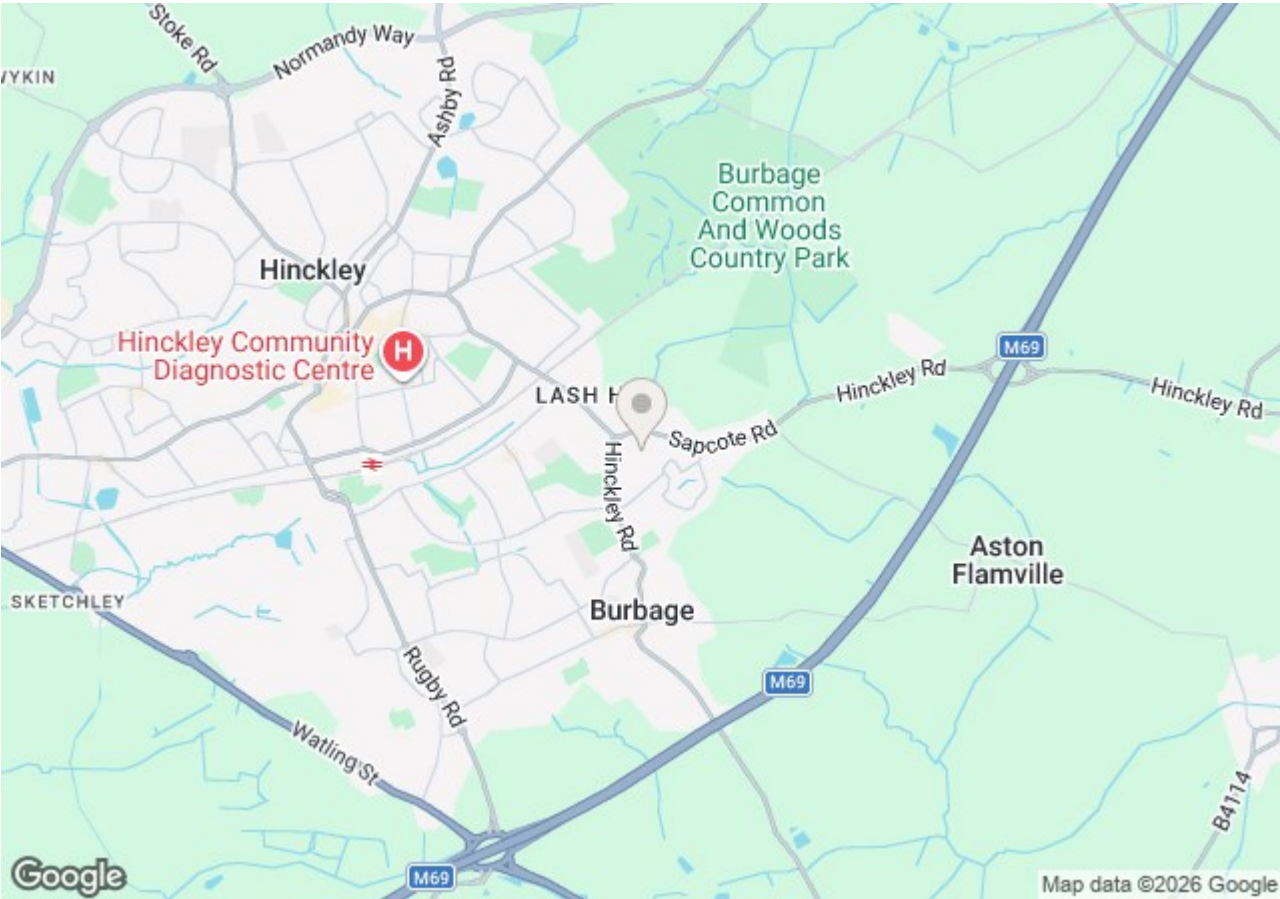
There is off road parking to front and built in Bin Store. A fully enclosed easy to maintain rear garden with fenced boundaries.



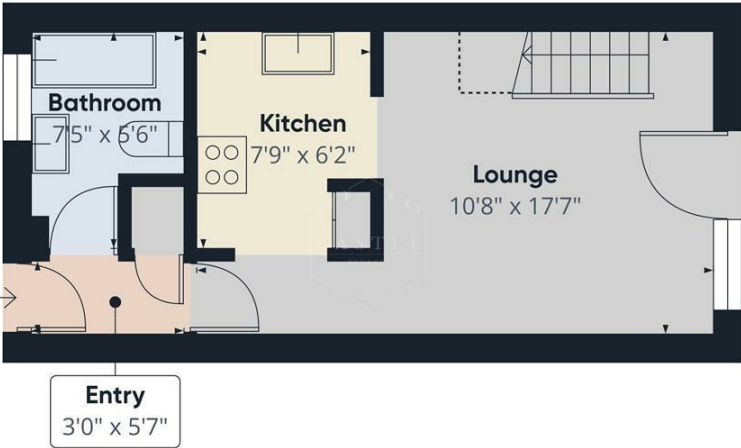


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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



Approximate total area⁽¹⁾
374 ft²
Reduced headroom
13 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.

GIRAFFE 360

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
