CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION

96 ASHBY ROAD
HINCKLEY LE10 1SN

Price £210,000

- Popular town centre location
- Good sized lounge
- Two double bedrooms
- Easy to maintain private rear garden
- Block paved driveway
- Open plan kitchen/diner
- Attic space
- Useful Outbuilding for storage

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

A well presented two bedroom semi detached property in a popular and convenient town centre location! Perfect for a First-Time buyer!

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALLWAY

having UPVC front door with obscured glass, central heating radiator, and partially glazed wooden door leading to

LOUNGE

12'2 x 11'0 (3.71m x 3.35m)
having UPVC bay window, wood-effect flooring, feature electric fire with ornate surround and wooden mantle, door leading to

KITCHEN/DINER

15'7 x 9'8 (4.75m x 2.95m)
having attractive range of white drawers, base units and wall cupboards, wood effect worktops and tile splashbacks, electric oven, hob with extractor over, one and a half chrome sink with drainer and mixer tap, UPVC windows to rear garden, UPVC French doors to garden, gas-fired central heating boiler and radiator, under stair storage and wood effect flooring

BEDROOM ONE

12'5 x 11'1 (3.78m x 3.38m)
having UPVC windows to front, central heating radiator, pendant light fitting and over stair storage cupboard

BEDROOM TWO

9'1 x 9'8 (2.77m x 2.95m)
having UPVC windows to rear, central heating radiator

FAMILY BATHROOM

6'1 x 7'0 (1.85m x 2.13m)
having obscured glass UPVC windows to rear, heated towel rail, pedestal sink with mixer tap, bath with mixer shower over, shower screen, and low level w/c,

OUTBUILDING

2'7 x 11'2 (0.79m x 3.40m)

ATTIC SPACE

15'7 x 15'6 (4.75m x 4.72m)
having velux window, power, and fully boarded

OUTSIDE

having paved driveway and side access to a private rear garden, having artificial lawn, patio and decking areas

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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 CO2 emissions		
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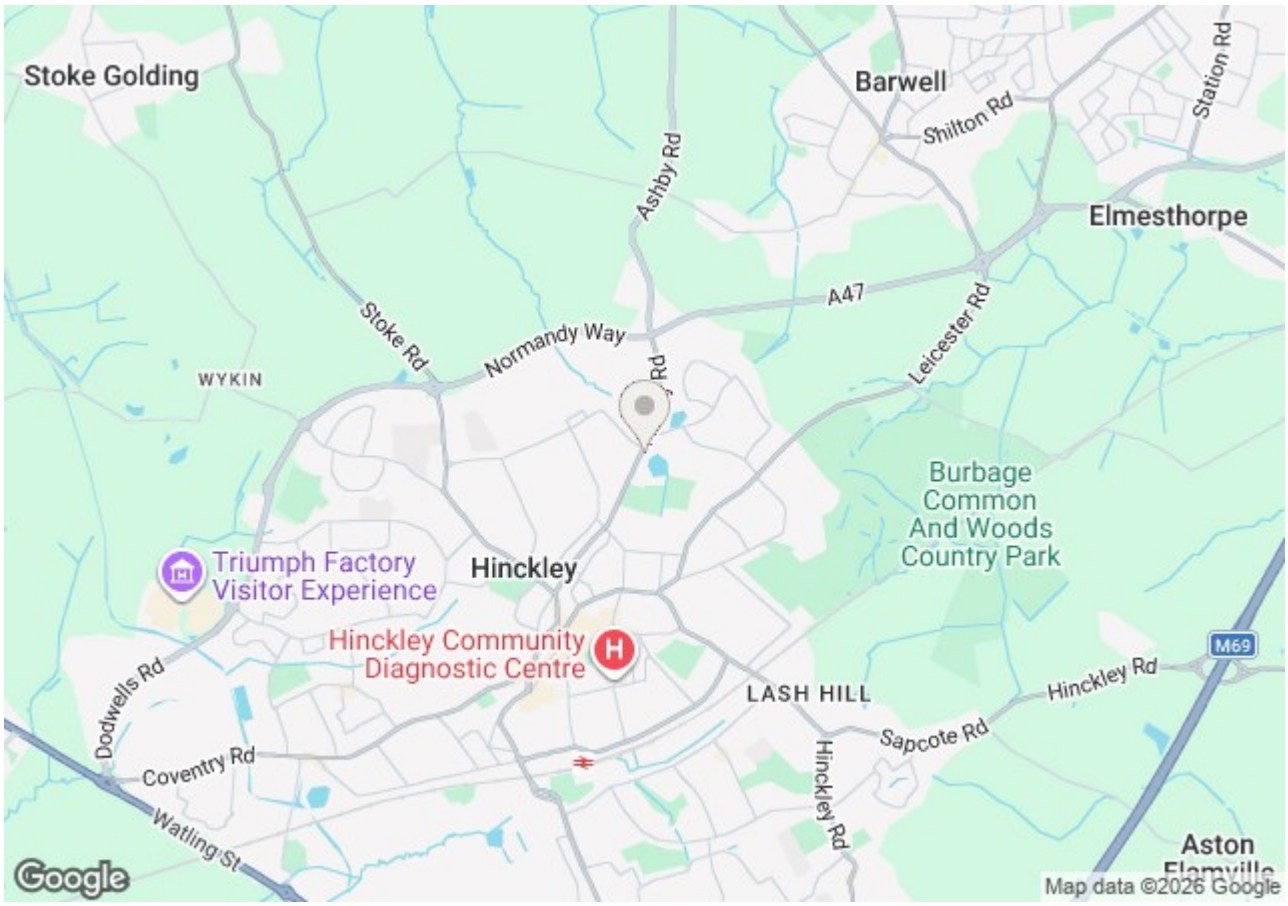

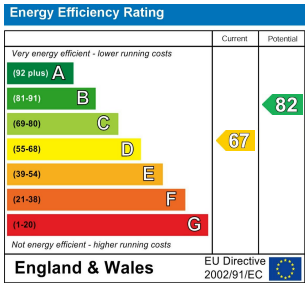
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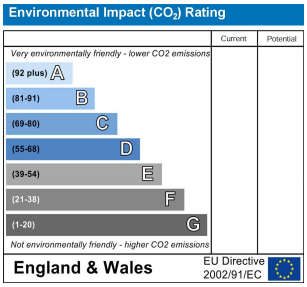
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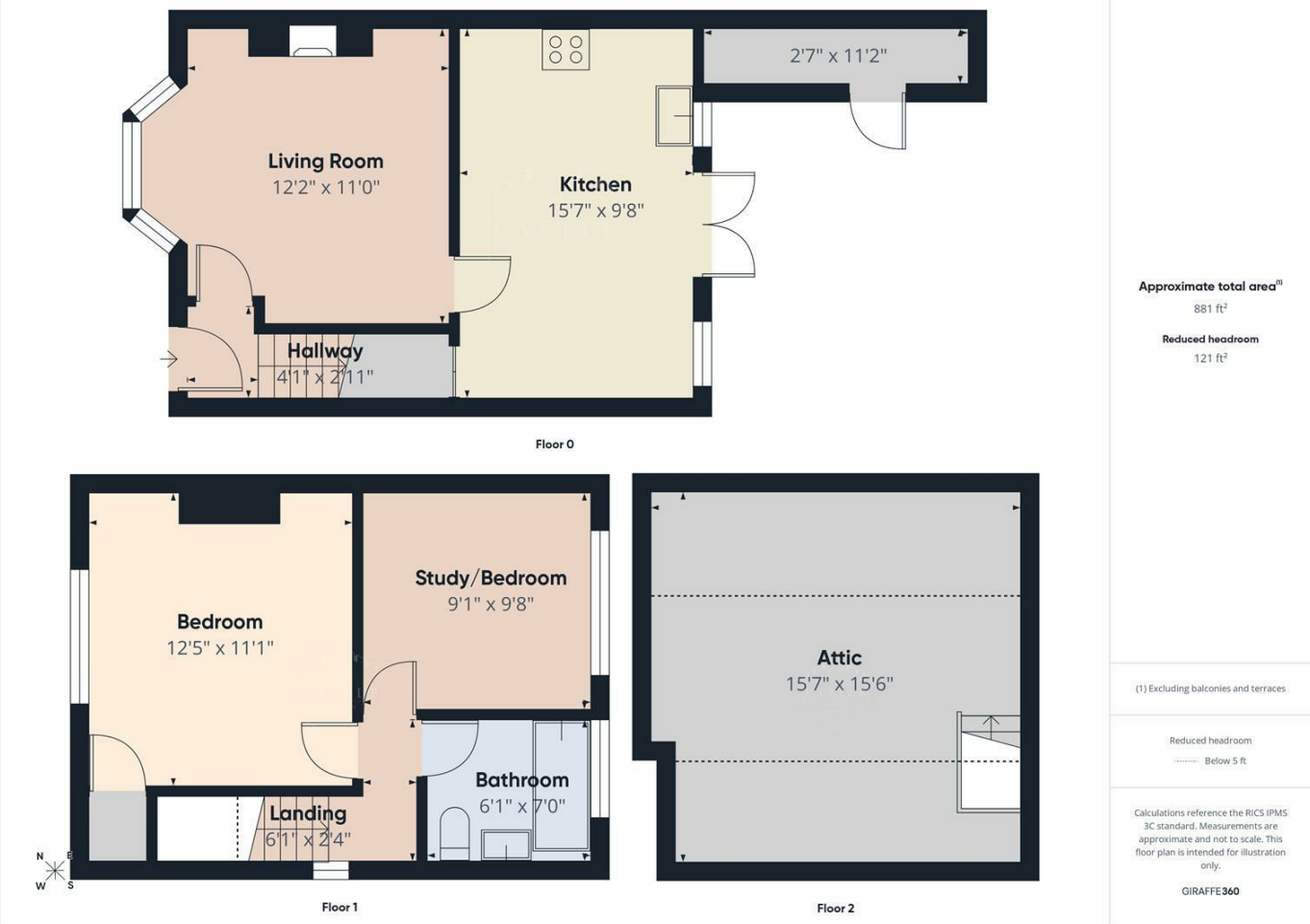
Living Room
12'2" x 11'0"
Kitchen
15'7" x 9'8"
2'7" x 11'2"
Hallway
4'1" x 2'11"
Floor 0
Bedroom
12'5" x 11'1"
Study/Bedroom
9'1" x 9'8"
Bathroom
6'1" x 7'0"
Landing
6'1" x 2'4"
N
E
W
S
Floor 1
Attic
15'7" x 15'6"
Floor 2
Approximate total area(1)
881 ft²
Reduced headroom
121 ft²
(1) Excluding balconies 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.
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