CASTLE ESTATES

1982

A TWO BEDROOMED SEMI DETACHED BUNGALOW IN NEED OF SOME MODERNISATION SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION

**** NO CHAIN ****



8 IVY CLOSE
STOKE GOLDING CV13 6HH

Offers In The Region Of £240,000

- Entrance Hall
- Kitchen
- Family Bathroom
- Detached Garage
- Sought After Village Location
- Lounge To Front
- Two Good Sized Bedrooms
- Ample Off Road Parking
- Private Mature Gardens
- NO CHAIN

CASTLE ESTATES 1982

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

** NO CHAIN - VIEWING ESSENTIAL ** This semi detached bungalow whilst is in need of some modernisation represents an excellent purchase for the discerning buyer and viewing is essential.

The accommodation consists entrance hall, lounge to front, kitchen, two good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and mature gardens.

It is situated in a most sought after village location, close to local amenities including shops, quality schools and canal ways. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

6'2 x 4'10 (1.88m x 1.47m)
having upvc double glazed front door with feature stained glass and side window with obscure glass.

WALK IN STORE

4'11 x 2'6 (1.50m x 0.76m)
having meters, fitted shelving and upvc double glazed window with obscure glass to side.

LOUNGE

15'10 x 11'3 (4.83m x 3.43m)
having tiled fireplace, wall light points, central heating radiator and upvc double glazed bow window to front.





KITCHEN

14'3 x 9'3 (4.34m x 2.82m)

having base units and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink, space for cooker, space and plumbing for washing machine, upvc double glazed window to side and door to side.







INNER HALL

10'1 x 3'10 (3.07m x 1.17m)
having central heating radiator and access to the roof space.

BEDROOM ONE

12'5 x 8'5 (3.78m x 2.57m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear.





BEDROOM TWO

10'10 x 10'3 (3.30m x 3.12m)
having fireplace, central heating radiator and upvc double glazed window to rear.





FAMILY BATHROOM

6'5 x 5'10 (1.96m x 1.78m)

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



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (16'7 x 8'1) with up and over door. A lawned foregarden with walled front boundary. A fully enclosed rear garden with patio area, steps up to lawn area with mature shrubs and well fenced boundaries.





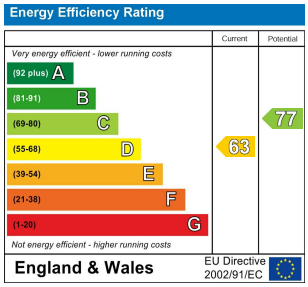
Energy Efficiency Rating

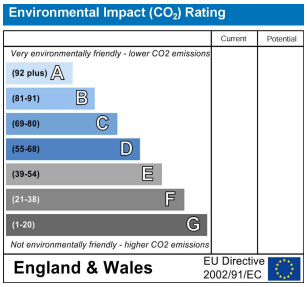
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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	









Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

670 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