CASTLE ESTATES

1982

A THREE BEDROOMED MID TERRACE PROPERTY SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION

**** NO CHAIN ****



18 PRINCESS ROAD
HINCKLEY LE10 1EB

Price £170,000

- Lounge To Front
- Utility Room
- Three Bedrooms
- Popular & Convenient Town Centre Location
- Well Fitted Kitchen
- Ground Floor Bathroom
- Lawned Rear Garden
- NO CHAIN - VIEWING ESSENTIAL

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www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** This traditional terrace property is situated in a popular and convenient town centre location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find the Train Station, A47, A5 and M69 junctions close by making travelling to further afield very good.

The accommodation enjoys lounge to front, kitchen with utility room off and a ground floor family bathroom. To the first floor there are three bedrooms. Outside the property has a lawned rear garden.

COUNCIL TAX BAND & TENURE

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

LOUNGE

14'6 x 11'2 (4.42m x 3.40m)
having composite front door, upvc double glazed window to front, central heating radiator and tv aerial point.





INNER LOBBY

2'9 x 7'11 (0.84m x 2.41m)
having under stairs storage.

KITCHEN

13'3 x 11'2 (4.04m x 3.40m)

having range of fitted units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with extractor fan over, space for fridge and freezer, space and plumbing for dishwasher and central heating radiator. Doorway to staircase and First Floor Landing.





UTILITY ROOM

9'10 x 6'5 (3.00m x 1.96m)

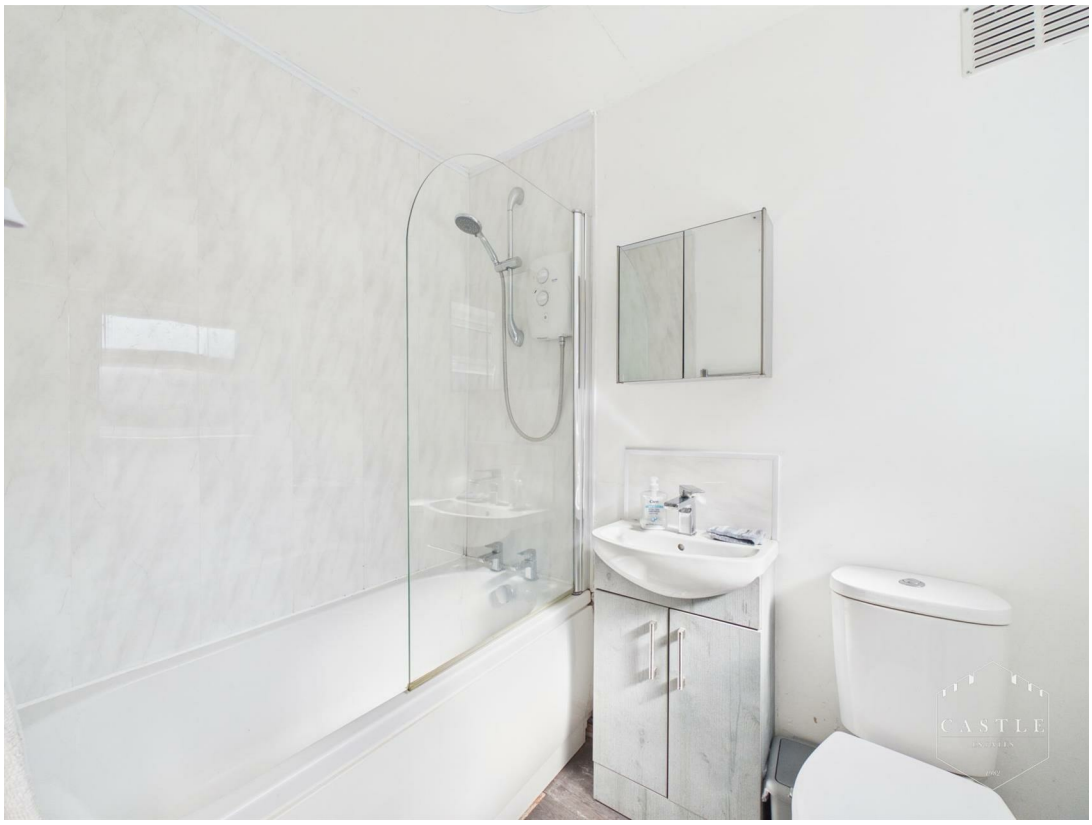
having space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, upvc double glazed window and door to Garden.



BATHROOM

6'5 x 5 (1.96m x 1.52m)

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



FIRST FLOOR LANDING

BEDROOM ONE

14'6 x 11 (4.42m x 3.35m)

having two upvc double glazed windows to front, wood effect flooring, central heating radiator, built in storage cupboard, picture rail and tv aerial point.



BEDROOM TWO

11'1 x 8'2 (3.38m x 2.49m)

having upvc double glazed window to rear, feature fireplace, central heating radiator and tv aerial point.



BEDROOM THREE

11'1 x 5'11 (3.38m x 1.80m)
having upvc double glazed window to rear, wood effect flooring, tv aerial point and central heating radiator.



OUTSIDE

Access to a rear garden with patio area and lawned garden with fenced boundaries.

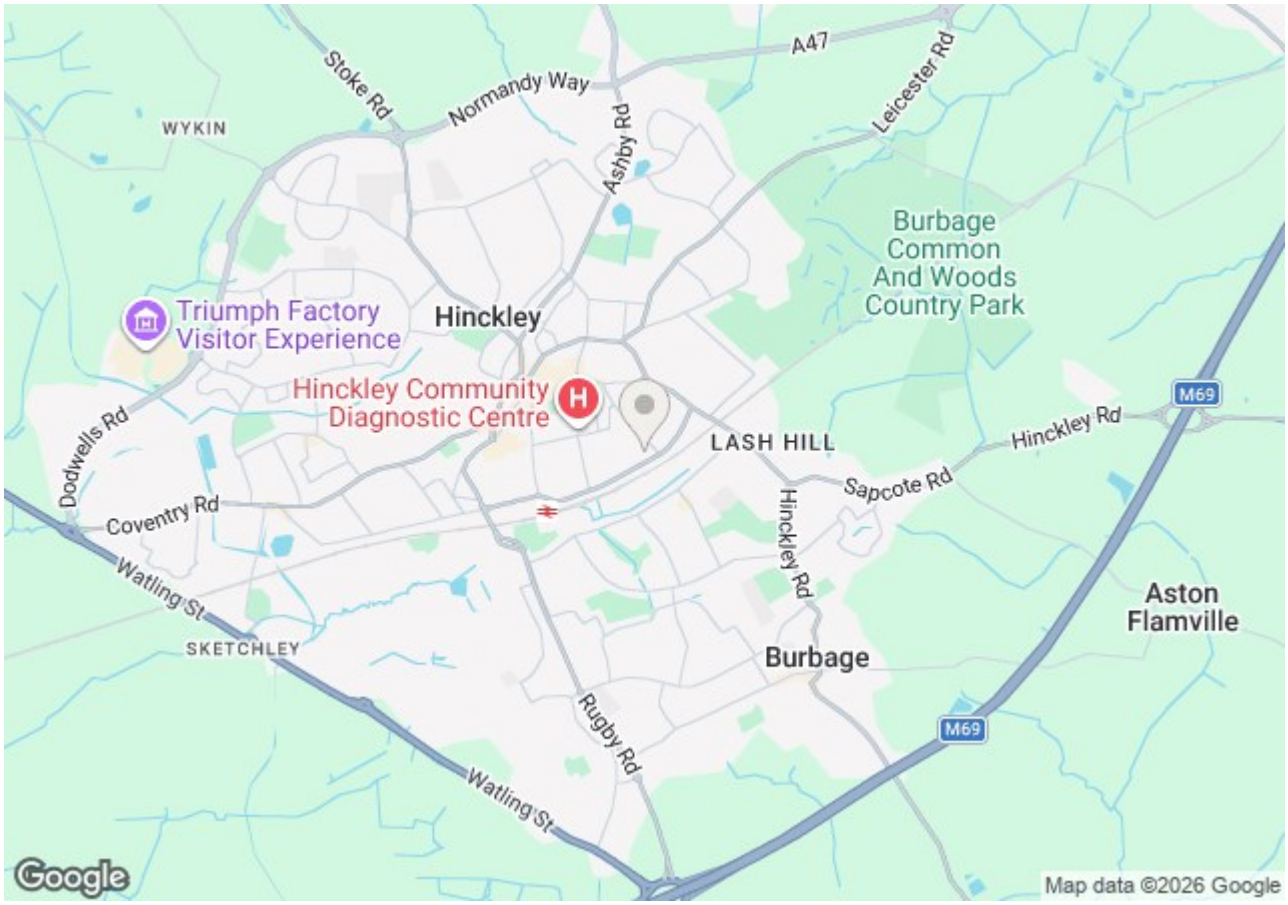


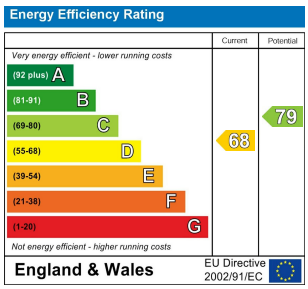
Energy Efficiency Rating

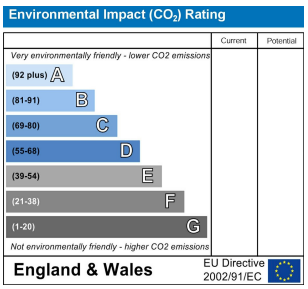
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

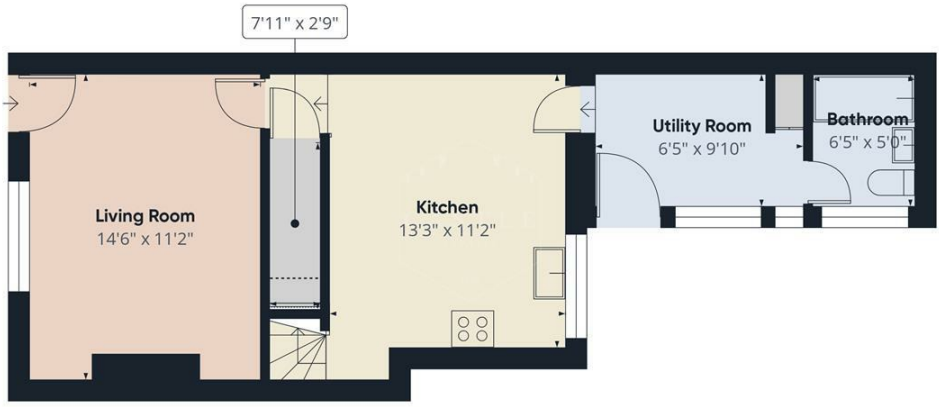
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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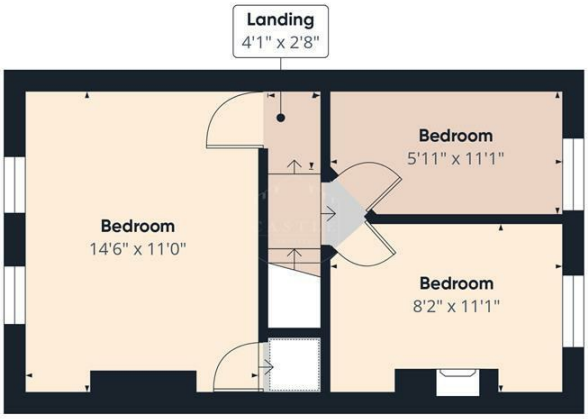








Floor 0



Floor 1

Approximate total area(1)

783 ft²

Reduced headroom

4 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.

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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