

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED BUNGALOW  
STANDING ON A CORNER PLOT WITH OFF ROAD PARKING AND WELL TENDED  
GARDENS**



## **2 AZALEA CLOSE BURBAGE LE10 2SQ**

**£1,100**

- Kitchen
- Three Bedrooms
- Ample Off Road Parking
- Corner Plot Position
- Good Sized Lounge
- Shower Room
- Well Tended Lawned Gardens
- Popular Residential Location



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A well presented three bedroomed semi detached bungalow standing on a corner plot with off road parking and well tended gardens. Available from mid February.

### **COUNCIL TAX BAND & TENURE**

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

### **KITCHEN**

14'3 x 8'11 (4.34m x 2.72m )

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, gas hob with cooker hood over, space for upright fridge freezer, space and plumbing for washing machine, central heating radiator, inset LED lighting, upvc double glazed window and upvc double glazed entrance door.







## LOUNGE

16' x 9'11 (4.88m x 3.02m )

having central heating radiator, wood effect flooring, tv aerial point and upvc double glazed French doors opening onto rear garden.

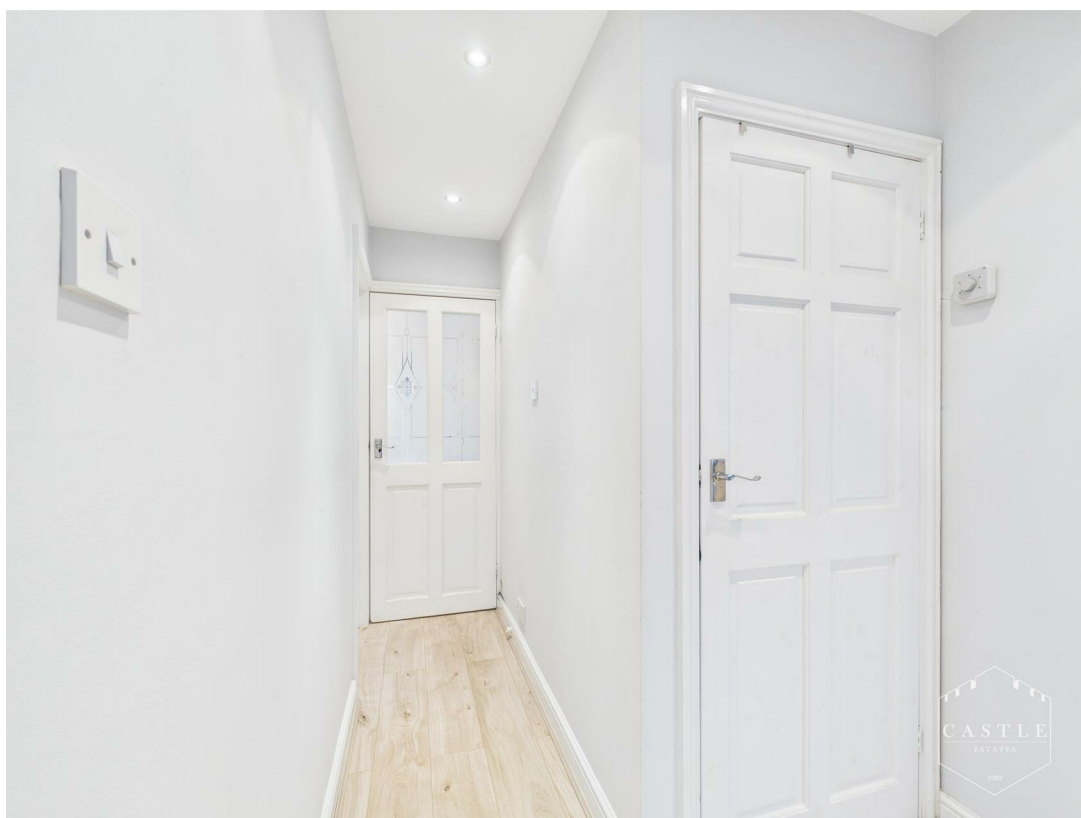




### INNER HALL

9'8 x 2'7 (2.95m x 0.79m)

having wood effect flooring and inset LED lighting.





## BEDROOM ONE

11'10" x 10'1" (3.61m x 3.07m )

having central heating radiator, wood effect flooring, tv aerial point and upvc double glazed window to front.



## BEDROOM TWO

10'3 x 8'9 (3.12m x 2.67m )

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



### BEDROOM THREE

9'6 x 8'10 (2.90m x 2.69m)

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



## SHOWER ROOM

6'9 x 5'5 (2.06m x 1.65m )

having double shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, extractor fan, chrome heated towel rail and inset LED lighting.





## OUTSIDE

Standing on a good sized corner plot with lawned gardens to front, side and rear. Off road parking for a car on a block paved driveway.



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



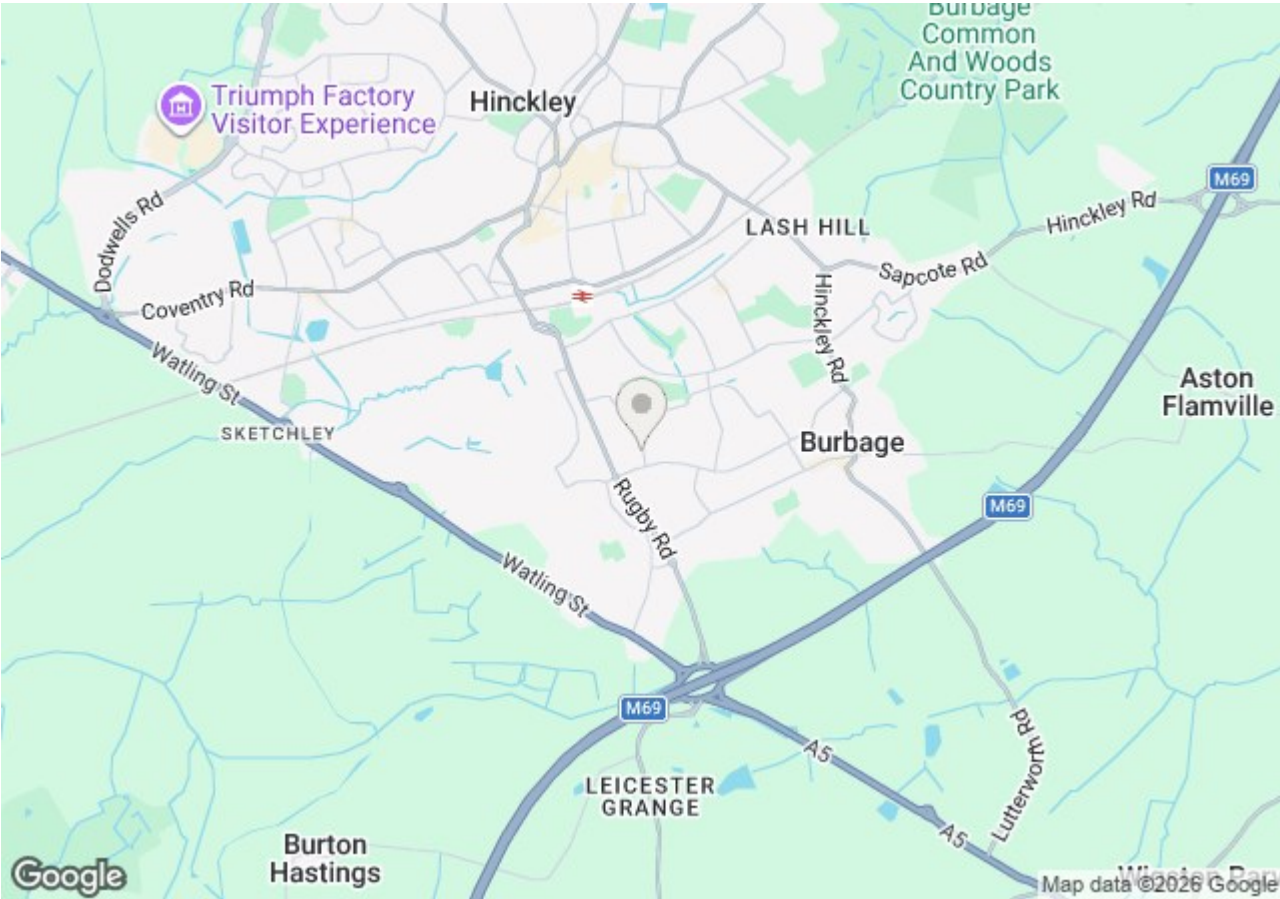
Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |           |

England & Wales

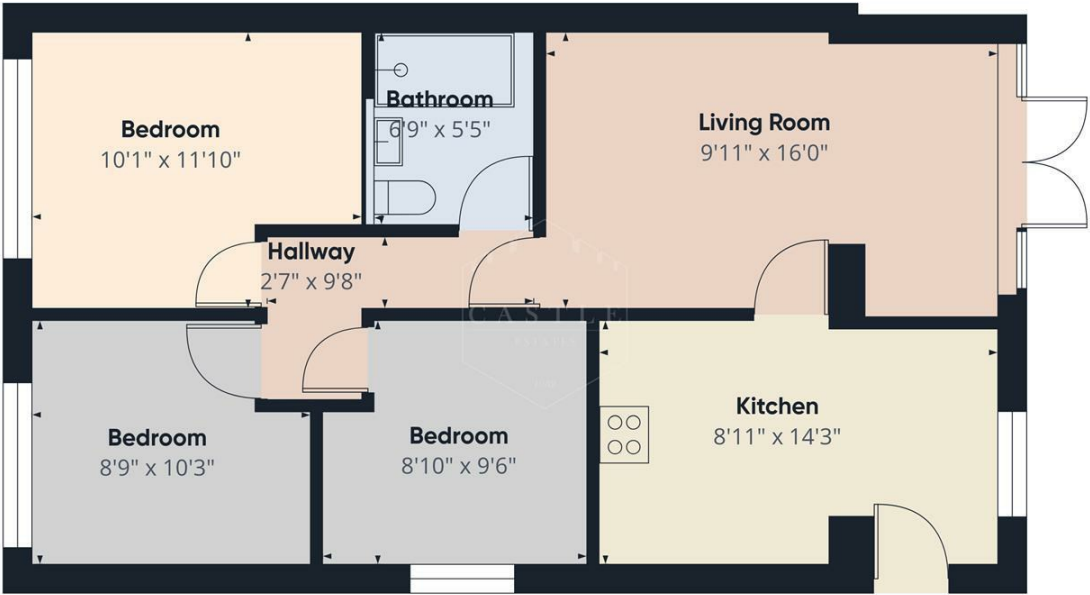
EU Directive 2002/91/EC





| 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                                    |         |                         |
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| England & Wales                             |         | EU Directive 2002/91/EC |

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| (21-38) F                                                       |         |                         |
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| England & Wales                                                 |         | EU Directive 2002/91/EC |



Approximate total area<sup>(1)</sup>  
633 ft<sup>2</sup>

(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.

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

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