

CASTLE ESTATES

1982

A THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON GOOD SIZED CORNER PLOT WITH GARAGE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**30 THE RIDGEWAY
BURBAGE LE10 2NR**

Offers In The Region Of £240,000

- Entrance Vestibule
- Kitchen
- Three Bedrooms
- Ample Off Road Parking & Garage
- Popular & Convenient Residential Location
- Lounge To Front
- Rear Hall To First Floor
- Family Bathroom
- Lawned Gardens Front & Rear
- 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 semi detached property is situated in a popular and convenient residential location, ideal for both Burbage and Hinckley centres with their shops, schools and amenities. The A5 and M69 junctions are also within easy distance making travelling to further afield very good.

The accommodation enjoys entrance vestibule, lounge, kitchen and rear hall. To the first floor there are three bedrooms and a family bathroom. Outside the property stands on a good sized corner plot with ample off road parking, garage, lawned gardens front and rear.

COUNCIL TAX BAND & TENURE

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

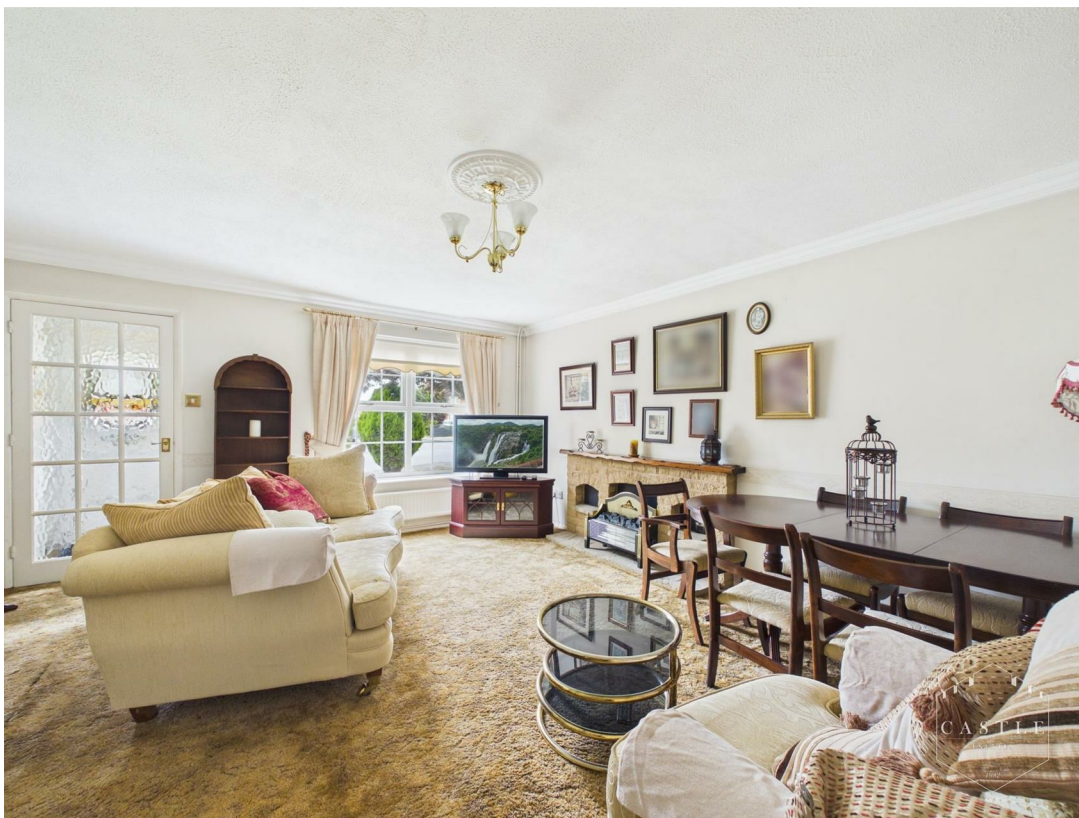
ENTRANCE VESTIBULE

having upvc double glazed front door with coloured leaded lights. Wooden inner door to Lounge.

LOUNGE

16'3 x 14'7 (4.95m x 4.45m)

having brick fireplace with fire, tv aerial point, coved ceiling, central heating radiator, built in under stairs storage cupboard and upvc double glazed window to front.





KITCHEN

11'3 x 8'4 (3.43m x 2.54m)

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 and plumbing for washing machine, space for fridge and freezer, central heating radiator and upvc double glazed window to rear. Door to Rear Hall.



REAR HALL

5'5 x 2'11 (1.65m x 0.89m)

having central heating radiator and upvc double glazed door to Garden. Staircase to the First Floor Landing.



FIRST FLOOR LANDING

8'7 x 5'11 (2.62m x 1.80m)

having upvc double glazed window to side and access to the roof space.



BEDROOM ONE

13 x 8'4 (3.96m x 2.54m)

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



BEDROOM TWO

11'5 x 6'10 (3.48m x 2.08m)

having upvc double glazed window to front.



BEDROOM THREE

7'9 x 7'5 (2.36m x 2.26m)

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



BATHROOM

5'10 x 5'6 (1.78m x 1.68m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, built in storage cupboard, inset LED lighting and upvc double glazed window with obscure glass to rear.




OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (16'1 x 8'3) with up and over door, door to garden. Lawned gardens front and rear with patio and pebbled area, flower borders, mature tree and shrubs and well fenced boundaries.




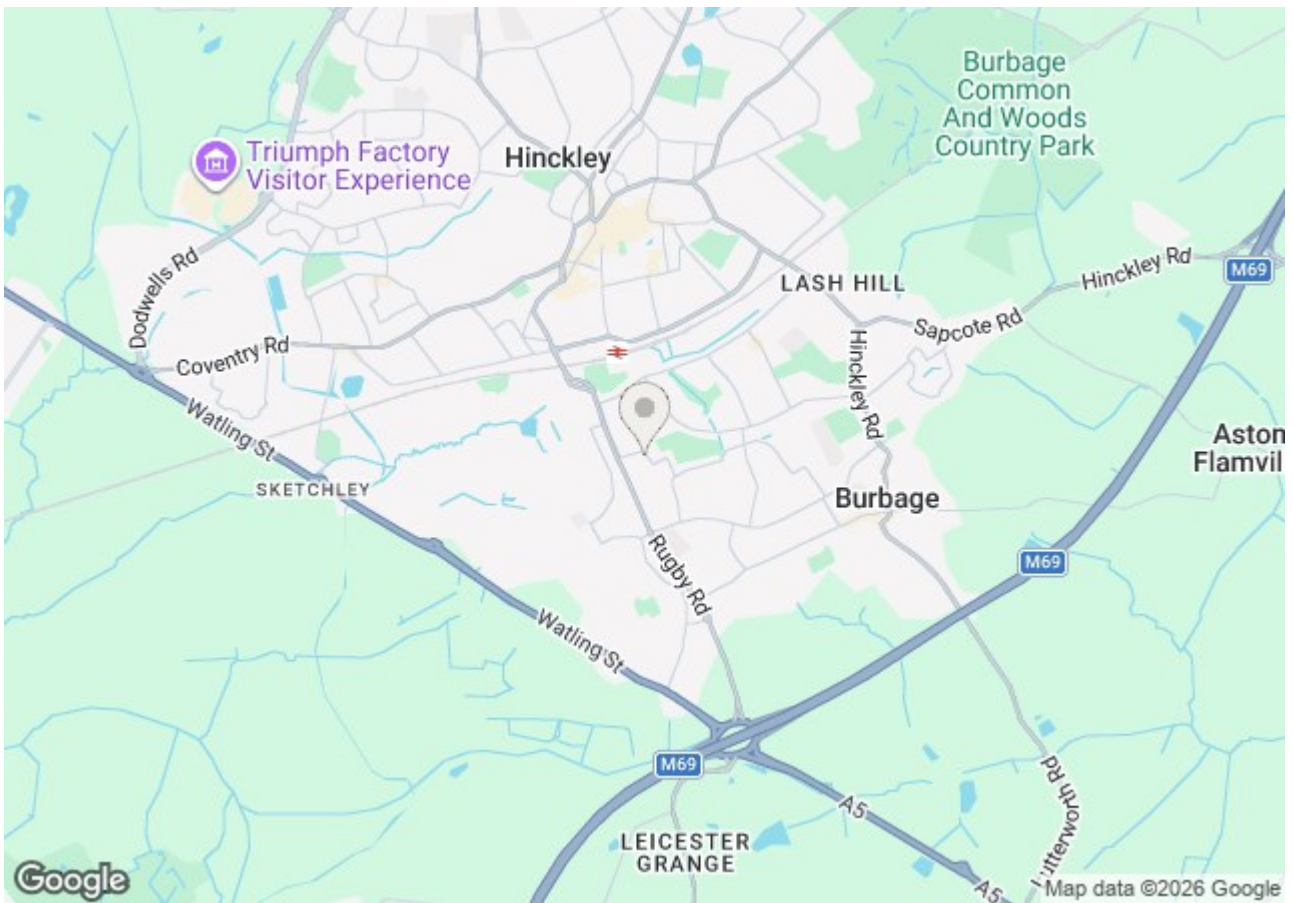


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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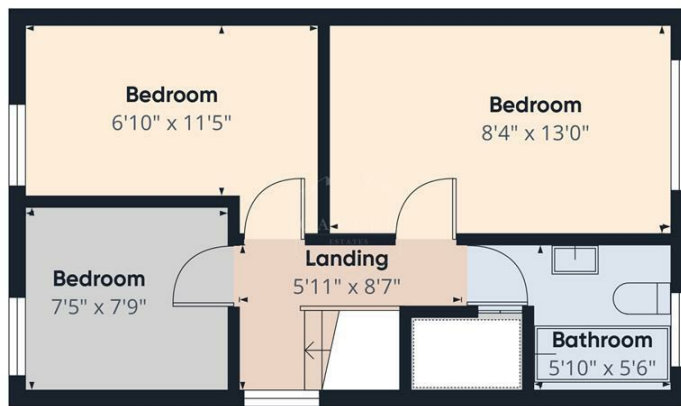


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
828 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
