CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED TOWNHOUSE SITUATED IN A POPULAR HINCKLEY LOCATION

21 GOLD CLOSE
HINCKLEY LE10 0GY

Price £200,000

- Entrance Hall With Guest Cloakroom
- Lounge/Dining Room Opening Onto Garden
- Modern Family Bathroom
- Lawned Rear Garden
- Well Fitted Kitchen To Front
- Two Double Bedrooms
- Off Road Parking
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

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www.castles-online.co.uk

** VIEWING ESSENTIAL ** This well presented townhouse enjoys an entrance hall with guest cloakroom, well fitted kitchen to front and a good sized lounge/dining room opening onto Garden. To the first floor there are two double bedrooms and a modern family bathroom. Outside the property benefits from a parking space to front and a lawned rear garden.

It is situated in a popular and convenient location within walking distance of local schools and amenities. 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 B (Freehold).

ENTRANCE HALL

7'11 x 7 (2.41m x 2.13m)
having composite front door, central heating radiator and wood effect flooring. Staircase to First Floor Landing.

GUEST CLOAKROOM

4'10 x 3 (1.47m x 0.91m)
having low level w.c., wash hand basin, central heating radiator and wood effect flooring.

KITCHEN

9'9 x 6'5 (2.97m x 1.96m)

having range of fitted 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 upright fridge freezer, kick space heater and upvc double glazed window to front.

LOUNGE/DINING ROOM

15'7 x 14 (4.75m x 4.27m)
having central heating radiator, wood effect flooring, tv aerial point and upvc double glazed French doors opening onto Garden.

FIRST FLOOR LANDING

having access to the roof space and spindle balustrading.

BEDROOM ONE

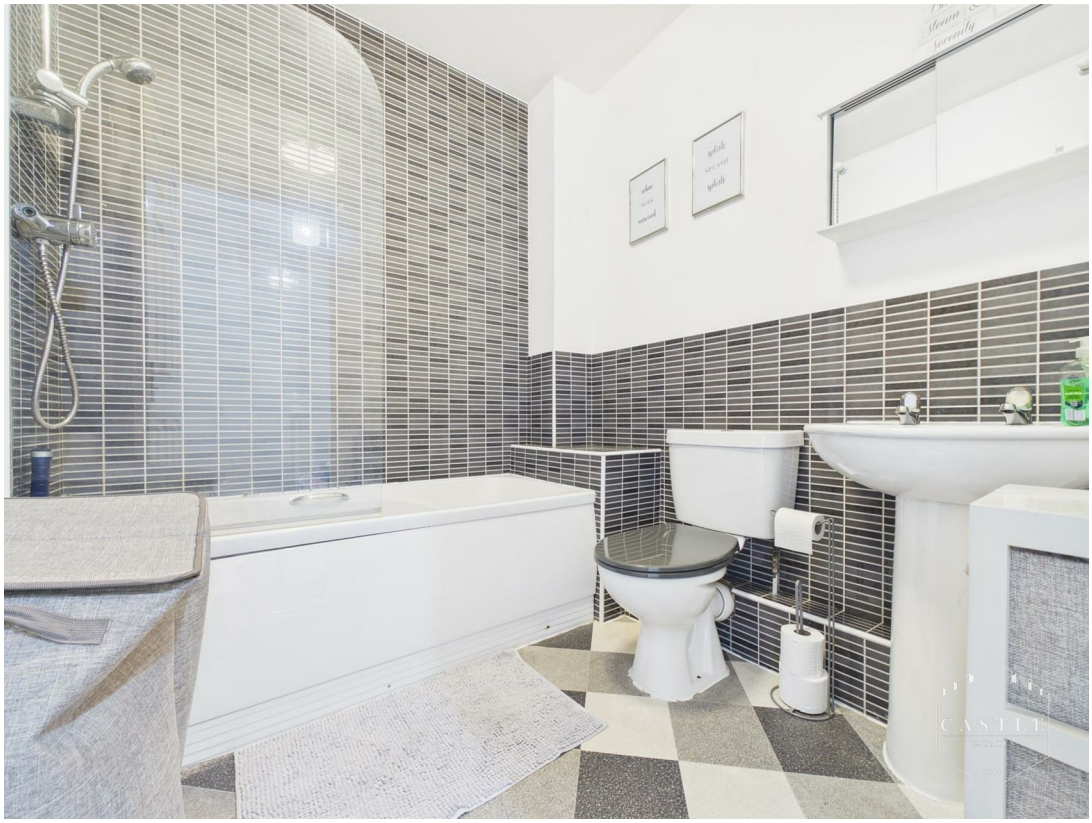
13'11 x 9'7 (4.24m x 2.92m)
having central heating radiator, tv aerial point and upvc double glazed window to rear.

BEDROOM TWO

13'10 x 8'9 (4.22m x 2.67m)
having central heating radiator, built in storage cupboard and upvc double glazed window to front.

BATHROOM

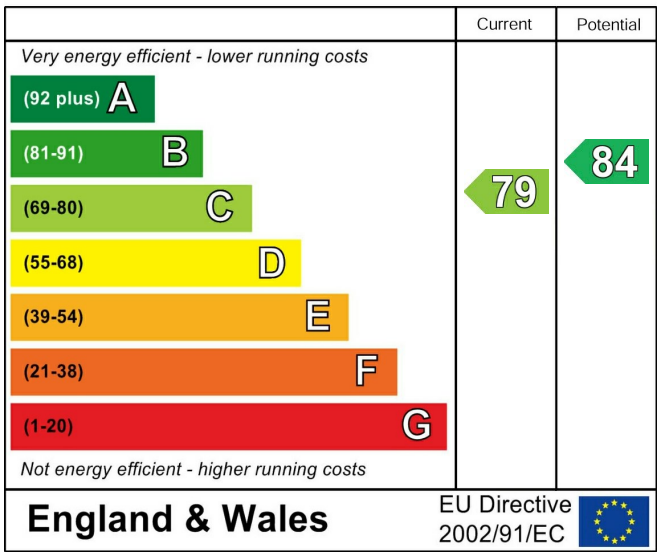
7 x 6'7 (2.13m x 2.01m)
having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks and central heating radiator.



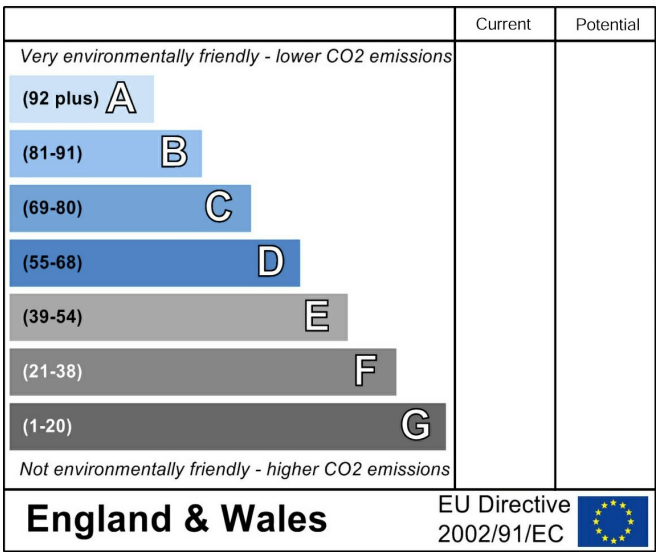
OUTSIDE

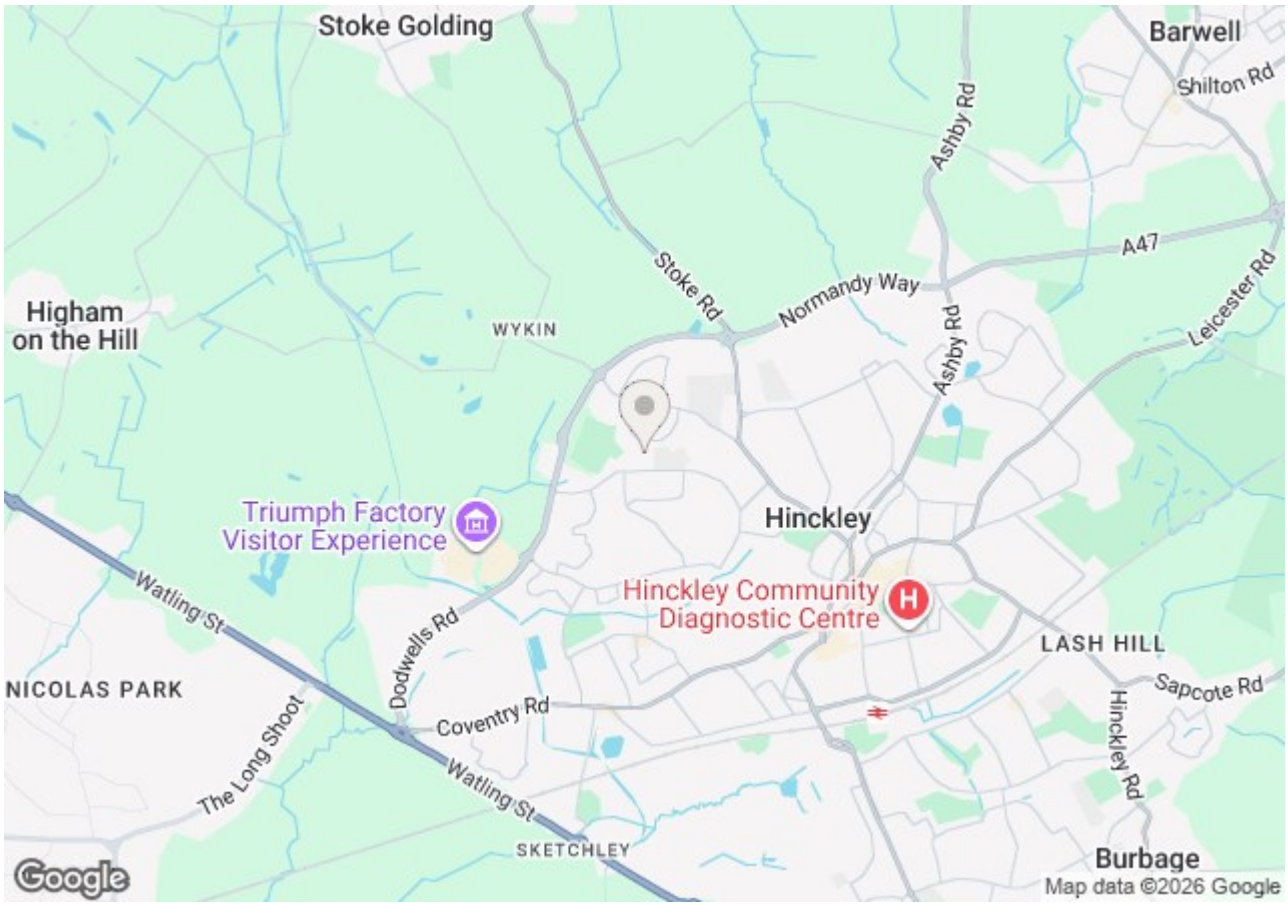
There is direct vehicular access to car parking space to front. A fully enclosed rear garden with patio area, lawn and well fenced boundaries.

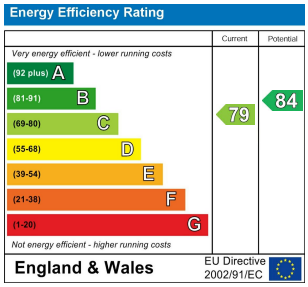
Energy Efficiency Rating

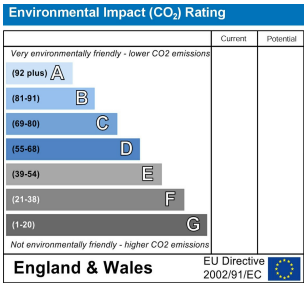


Environmental Impact (CO_2) Rating






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
79
84
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

WC
3'0" x 4'10"
Hallway
7'0" x 7'11"
Lounge/Diner
14'0" x 15'7"
Kitchen
6'5" x 9'9"
Floor 0
Landing
3'5" x 6'7"
Bedroom
13'10" x 8'9"
Bathroom
7'0" x 6'7"
Bedroom
13'11" x 9'7"
Floor 1
N
E
S
W
Approximate total area(1)
682 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