

CASTLE ESTATES

1982

A GOOD SIZED THREE BEDROOMED DETACHED FAMILY RESIDENCE IN NEED OF SOME MODERNISATION SITUATED IN A POPULAR AND VERY CONVENIENT TOWN CENTRE LOCATION



**30A PRINCESS ROAD
HINCKLEY LE10 1EB**

Offers In The Region Of £250,000

- Entrance Hall
- Lounge/Dining Room To Rear
- Family Bathroom
- Mature Lawned Rear Garden
- NO CHAIN
- Kitchen
- Three Good Sized Bedrooms
- Driveway & Garage
- Popular & Very Convenient Town Centre Location
- VIEWING ESSENTIAL



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www.castles-online.co.uk



**** NO CHAIN - VIEWING ESSENTIAL **** A good sized detached family residence in need of some modernisation situated in a most popular and very convenient town centre location, enjoying entrance hall, kitchen, lounge/dining room, three bedrooms and bathroom. Outside the property has off road parking, garage and a mature rear garden.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

11'6" x 6'5" (3.53m x 1.98m)

having upvc double glazed front door with feature stained glass and side windows with obscure glass, central heating radiator and staircase to First Floor Landing with under stairs storage cupboard.

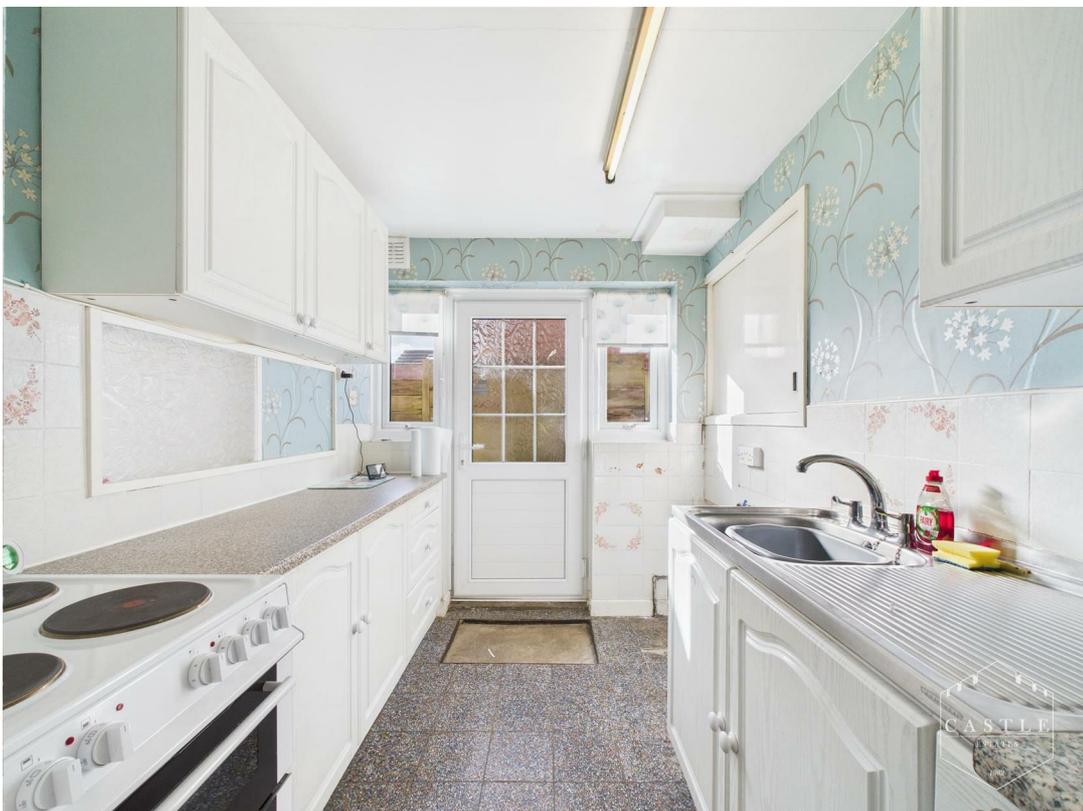




KITCHEN

10'6" x 6'10" (3.22m x 2.09m)

having built in base units, drawers and wall cupboards, inset sink with mixer tap, ceramic tiled splashbacks, space for cooker, space and plumbing for washing machine, space for fridge, upvc double glazed windows and door opening onto side.



LOUNGE/DINING ROOM

17'7" x 11'11" (5.37m x 3.64m)

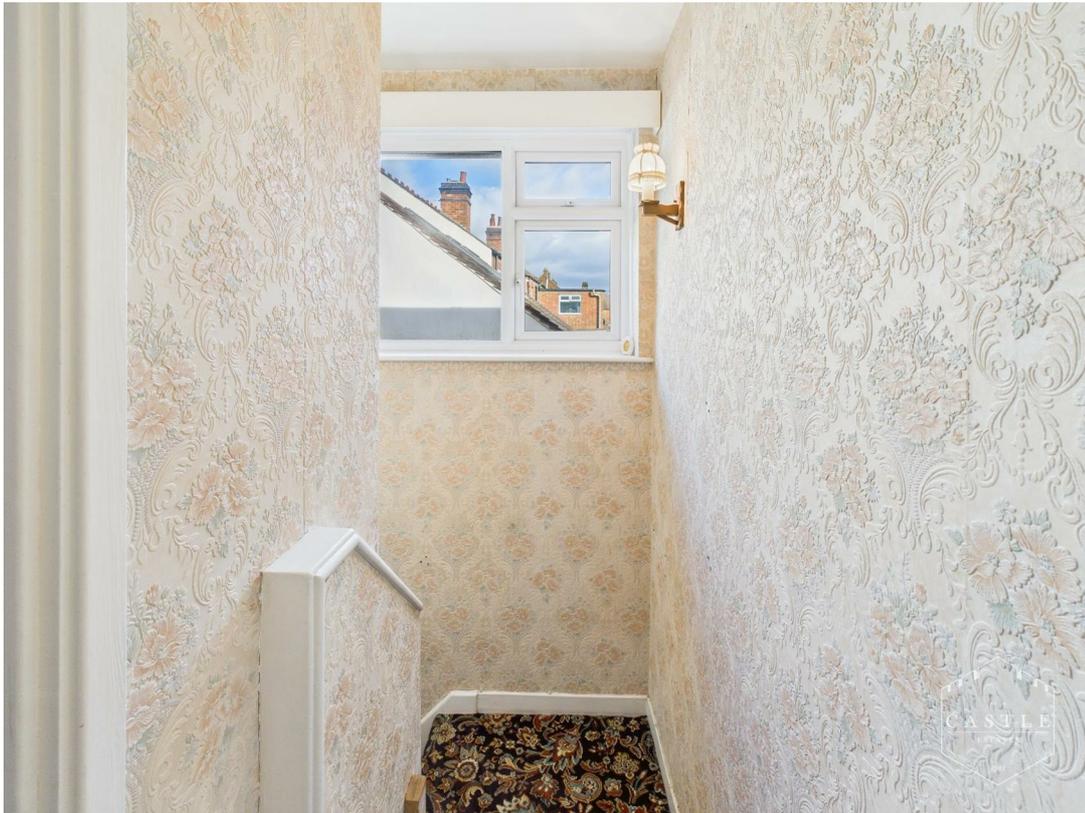
having brick fireplace, wall light points, central heating radiator, upvc double glazed window to rear and upvc double glazed sliding patio doors opening onto rear garden.



FIRST FLOOR LANDING

11'5" x 2'10" (3.48m x 0.88m)

having upvc double glazed window to side, access to the roof space and built in storage cupboard.



BEDROOM ONE

12'0" x 9'10" (3.66m x 3.02m)

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



BEDROOM TWO

11'11" x 7'4" (3.64m x 2.25m)

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



BEDROOM THREE

8'6" x 8'4" (2.60m x 2.56m)
having central heating radiator and upvc double glazed window to front.



BATHROOM

8'3" x 5'6" (2.54m x 1.70m)

having panelled bath, pedestal wash hand basin, low level w.c., heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



OUTSIDE

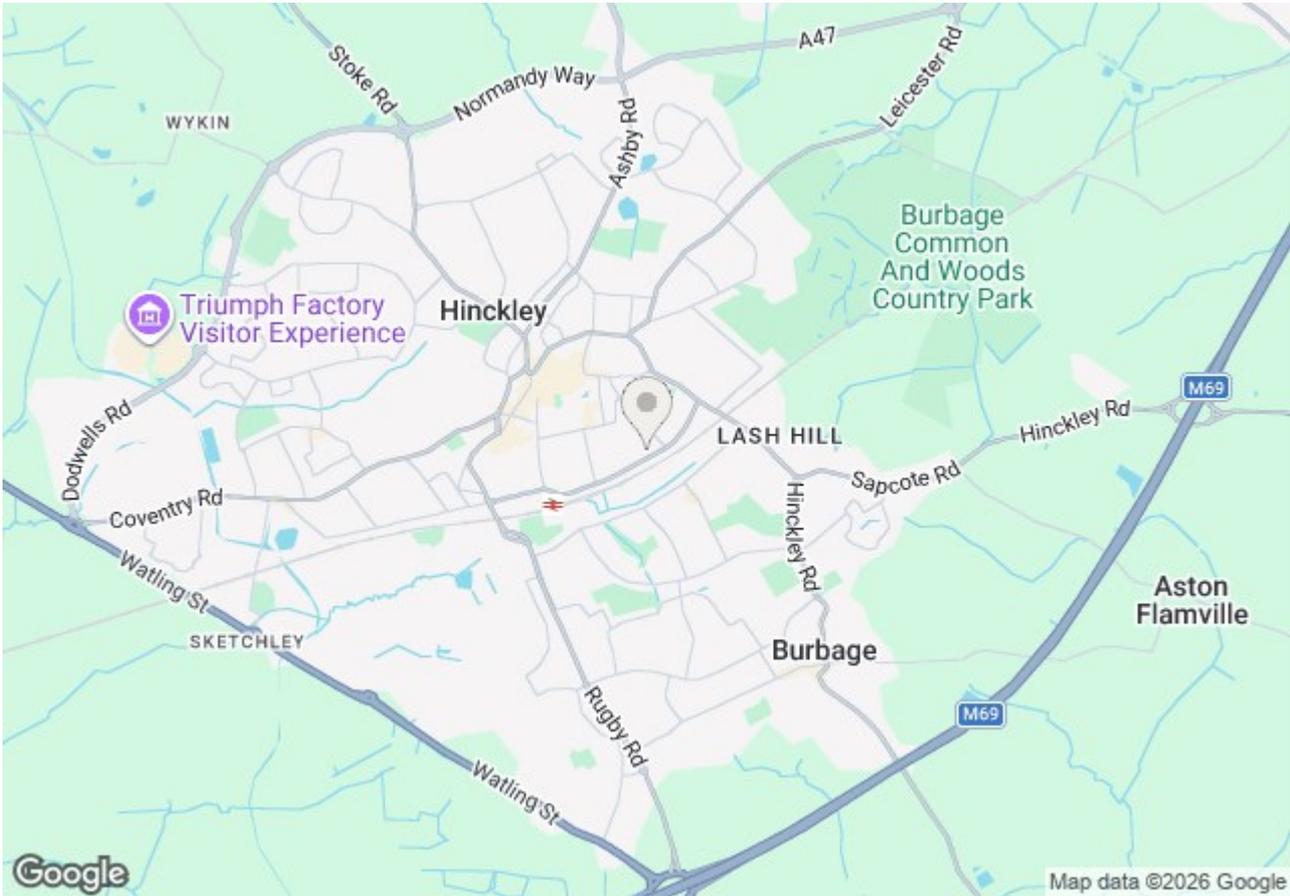
There is direct vehicular access over a pebbled and slabbed driveway with standing for a car leading to GARAGE with up and over door, power and light. A fully enclosed lawn rear garden with patio area, mature flower borders and shrubs, fenced and hedged boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
			EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾
79.2 m²

(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.

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
