

# CASTLE ESTATES

1982

**A TWO BEDROOMED SEMI DETACHED BUNGALOW WITH AMPLE PARKING,  
GARAGE AND MATURE REAR GARDEN**



**11 CAMBRIDGE DRIVE  
DESFORD LE9 9JB**

**No Onward Chain £180,000**

- Entrance Vestibule
- Kitchen
- Bathroom
- Garage
- Popular Residential Location
- Lounge
- Two Bedrooms
- Ample Off Road Parking
- Mature Gardens Front & Rear
- NO CHAIN



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www.castles-online.co.uk



**\*\* NO CHAIN \*\*** This semi detached bungalow with enjoys ample parking, garage and mature gardens front and rear. The accommodation consists of entrance vestibule, lounge, kitchen, two bedrooms and shower room.

It is situated in a popular residential location, close to all local shops, schools and amenities.

## VIEWING

By arrangement through the Agents.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE VESTIBULE

having upvc double glazed door with obscure glass and storage cupboard.

## LOUNGE

15'9 x 13'2 (4.80m x 4.01m )

having two central heating radiators and upvc double glazed window to front.





## KITCHEN

17'9 x 8'10 (5.41m x 2.69m )

having range of fitted units including base units, drawers and wall cupboards, work surfaces and ceramic tiled splashbacks, inset sink, space for cooker, space for fridge freezer, space and plumbing for washing machine, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, upvc double glazed windows to front and side. Upvc double glazed side entrance door.



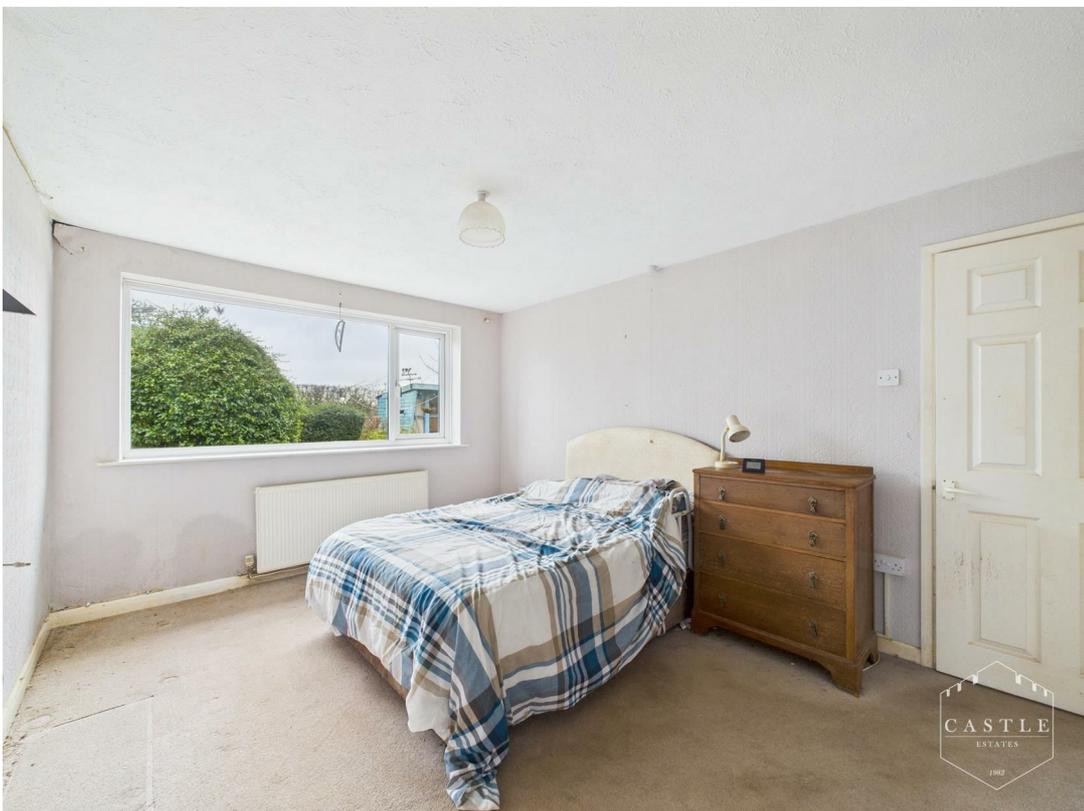


## INNER HALL

## BEDROOM ONE

13'10 x 10'4 (4.22m x 3.15m)

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



## BEDROOM TWO

9'1 x 8'4 (2.77m x 2.54m )

having central heating radiator, upvc double glazed window and door to Garden.



CASTLE  
PROPERTY

## SHOWER ROOM

6'2 x 5'5 (1.88m x 1.65m )

having shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access over a good sized driveway with standing for several cars leading to Garage (16'3 x 7'10) Pebbled foregarden with mature shrubs. A fully enclosed rear garden with patio area, lawn, mature trees, shrub borders and fenced boundaries.



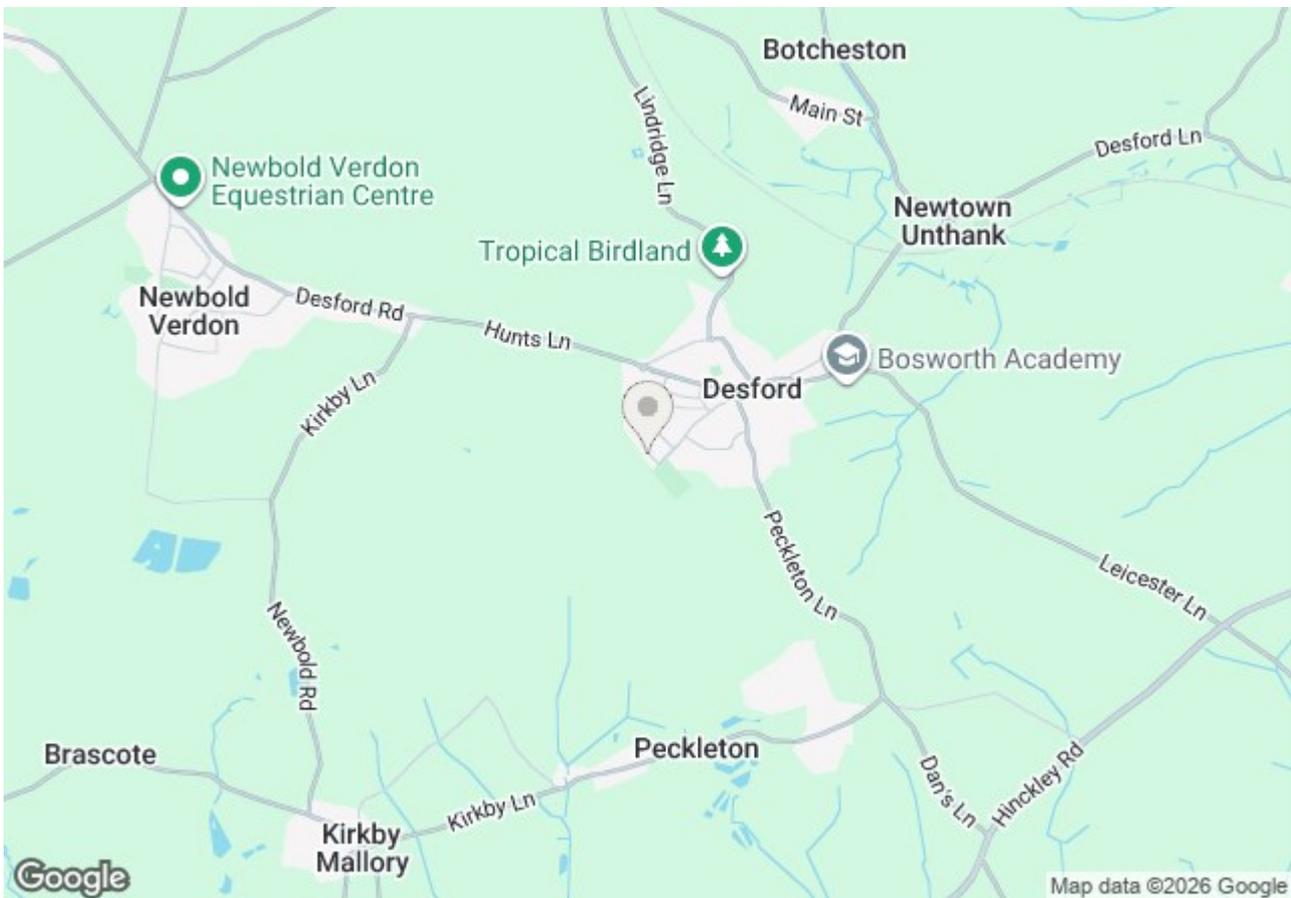


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) <b>B</b>		
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
728 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.

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

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