

CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND FULL OF CHARACTER TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A MOST SOUGHT AFTER HINCKLEY TOWN CENTRE LOCATION



**7 HOLLIERS WALK
HINCKLEY LE10 1QW**

Offers In The Region Of £180,000

- Characterful Lounge To Front
- Well Fitted Kitchen
- Two Double Bedrooms
- Patio Style Garden To Rear
- Good Sized Dining Room
- Rear Lobby & Utility Area
- Contemporary Fitted Bathroom
- Sought After Town Centre Location



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www.castles-online.co.uk



**** CALLING ALL FIRST TIME BUYERS **** Situated in the heart of Hinckley on Holliers Walk, this charming terraced house, built in 1930, offers a delightful blend of character and modern living.

The accommodation enjoys a full of character lounge to front, separate dining room, well fitted kitchen leading to a rear lobby and utility space. To the first floor there are two double bedrooms and a contemporary fitted family bathroom. Outside the property has a lovely rear courtyard garden.

It is situated in a sought after town centre location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find all transport link close by.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A

LOUNGE

11'7" x 11'1" (3.54m x 3.38m)

having hardwood front door, upvc double glazed window, feature fireplace with inset fire, marble back and hearth, coved ceiling, tv aerial point, central heating radiator and half panelled walls.





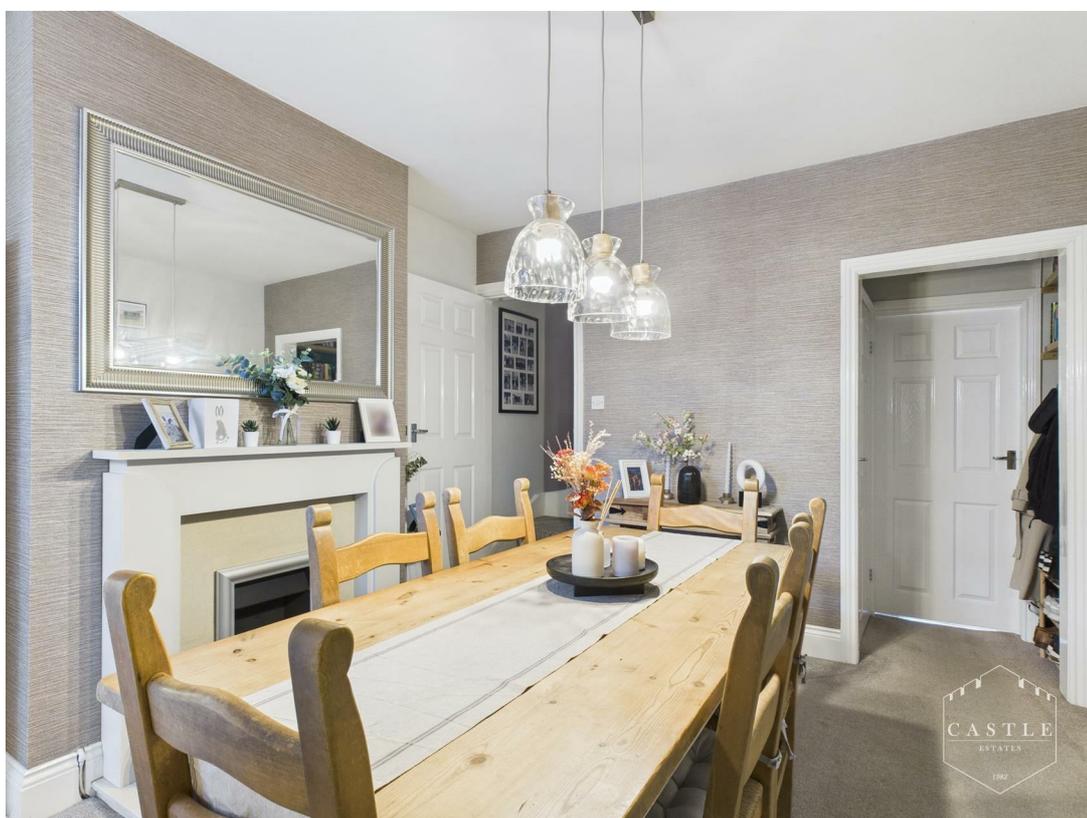
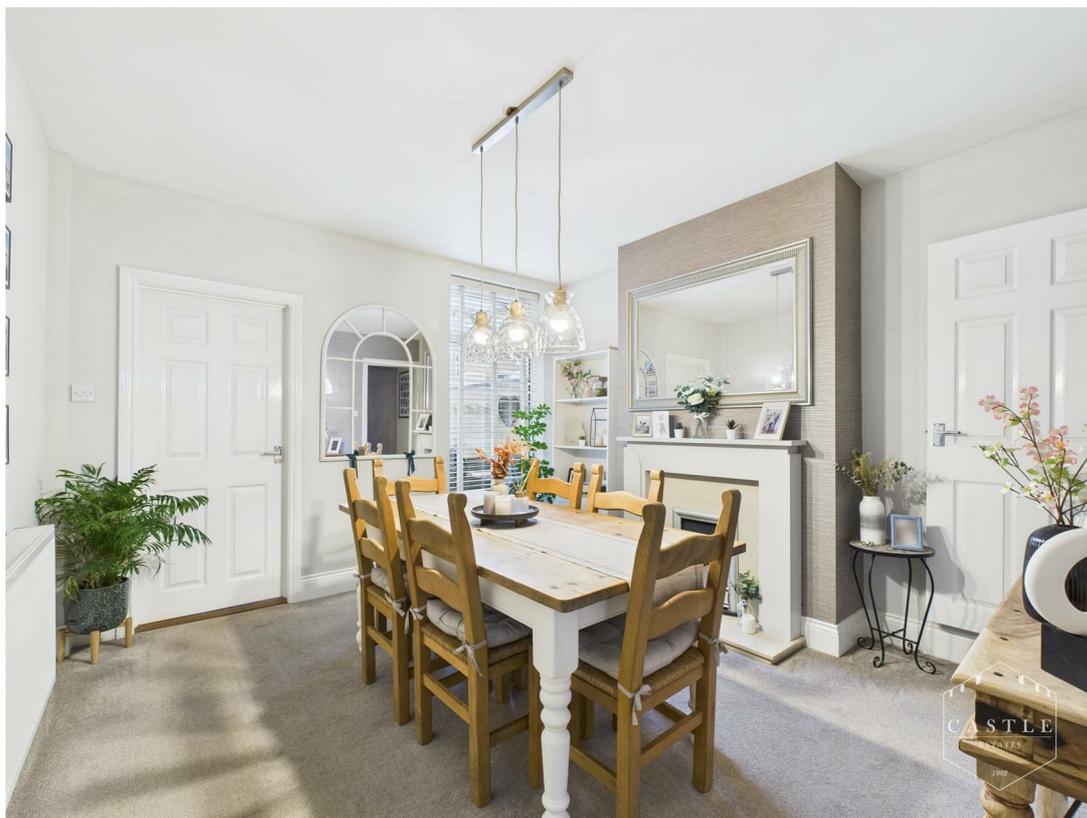
INNER HALL

having under stairs storage cupboard.

DINING ROOM

12'2" x 11'6" (3.71m x 3.53m)

having upvc double glazed full length window to rear, feature fireplace with inset fire, marble back and hearth, central heating radiator and door leading to staircase.



KITCHEN

8'11" x 6'5" (2.74m x 1.96m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker with cooker hood over, space for fridge, central heating radiator, built in gas fired boiler for central heating and domestic hot water, wood effect flooring and upvc double glazed window to side.



REAR LOBBY

having space for tall standing fridge freezer and upvc double glazed door with obscure glass leading to garden.

UTILITY AREA

5'5" x 3'3" (1.67m x 1.01m)

having space and plumbing for washing machine, central heating radiator and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

having central heating radiator and access to the roof space.

CASTLE
ESTATES
1960

BEDROOM ONE

13'4" x 11'3" (4.08m x 3.44m)

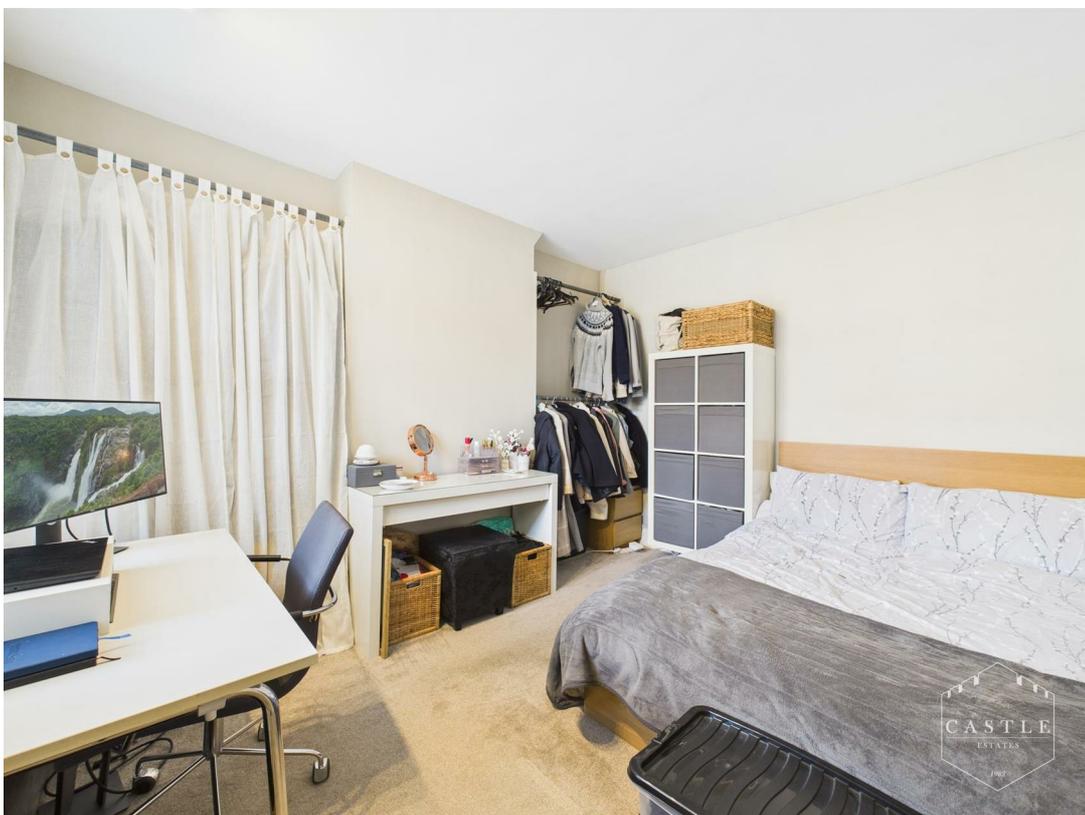
having upvc double glazed window to front, central heating radiator, tv aerial point and over stairs built in storage cupboard.



BEDROOM TWO

12'2" x 10'5" (3.72m x 3.20m)

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



BATHROOM

12'5" x 6'6" (3.80m x 1.99m)

having contemporary white suite including bath with shower over and glass screen, integrated low level w.c., wash hand basin, central heating radiator, chrome heated towel rail, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

A walled foregarden with shared access to an attractive hard landscaped rear garden with well fenced and walled boundaries.



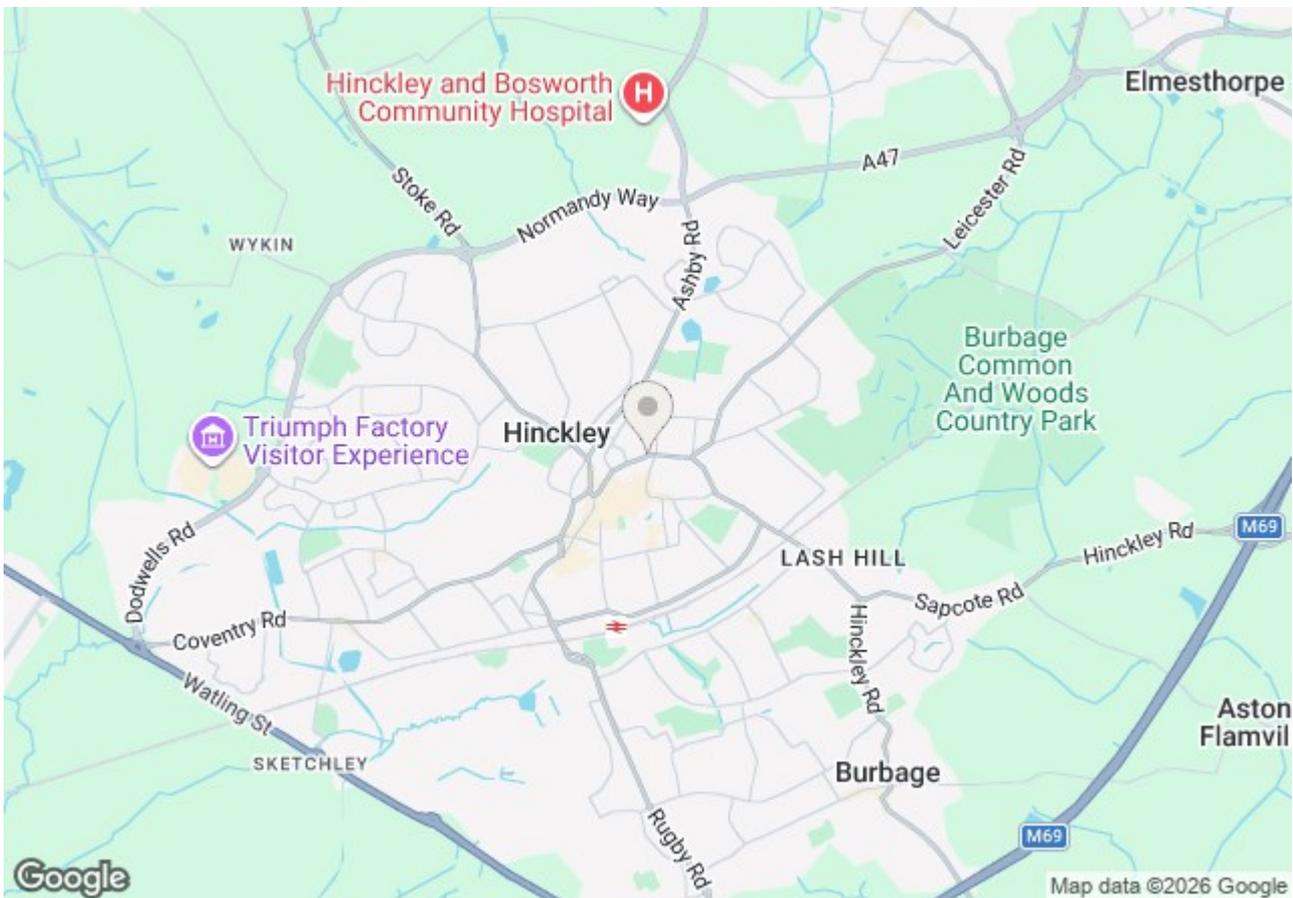


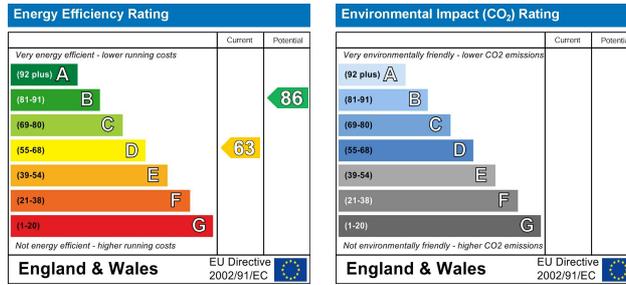
Energy Efficiency Rating

	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		
	63	86
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾
73.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
