

CASTLE ESTATES

1982

A WELL PRESENTED, FULLY REDECORATED AND IMPROVED THREE BEDROOMED TERRACE PROPERTY WITH PARKING AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION



**67 FOREST ROAD
HINCKLEY LE10 1HA**

Offers In The Region Of £220,000

- Entrance Vestibule
- Well Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Popular & Convenient Location
- Lounge To Front
- Utility/Sun Room
- Refurbished Bathroom With New Shower Cubicle
- Private Well Tended Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN - VIEWING ESSENTIAL **** This terraced house presents an excellent opportunity for families, first-time buyers and investors alike having been fully redecorated throughout with new LED lighting, newly fitted carpets and refurbished bathroom with new shower cubicle, as well as some new replaced windows and doors. The property benefits from cable tv in the street and the property is not on a water meter currently.

The property enjoys entrance vestibule, lounge to front, well fitted dining kitchen and sun room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking and a private rear garden.

Hinckley is known for its range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to transport links, making it an ideal location for commuters.

Do not miss the chance to make this terraced house your new home.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

having upvc double glazed front door and staircase to the First Floor Landing.

LOUNGE

13'5" x 12'9" (4.1m x 3.9m)

having feature stone fireplace with inset fire, new carpet, central heating radiator and upvc double glazed square bay window to front.



LOUNGE



DINING KITCHEN

16'0" x 11'5" (4.9m x 3.5m)

KITCHEN AREA having range of fitted base units, drawers and wall cupboards, contrasting granite effect work surfaces and inset sink with mixer tap, space and plumbing for washing machine, built in electric oven with four ring gas hob with extractor hood over and upvc double glazed window to rear.

DINING AREA having central heating radiator, upvc double glazed window and upvc door opening onto Sun Room.



DINING KITCHEN



UTILITY/SUN ROOM

16'8" x 6'6" (5.1m x 2m)

having new polycarbonate roof, central heating radiator, space and plumbing for appliances, upvc double glazed windows to rear and door opening onto the rear garden. Door to OUTBUILDING with w.c.



UTILITY/SUN ROOM



FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

11'1" x 9'10" (3.4m x 3m)

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



BEDROOM ONE



BEDROOM TWO

11'1" x 9'2" (3.4m x 2.8m)

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



BEDROOM THREE

8'2" x 8'2" (2.5m x 2.5m)

having central heating radiator, new carpet, gas fired boiler for central heating and domestic hot water and upvc double glazed window to rear.



REFURBISHED BATHROOM

having modern white suite including panelled bath, new separate shower cubicle with electric shower over, low level w.c., pedestal wash hand basin, oak effect vinyl flooring, ceramic tiled walls, chrome heated towel rail, LED lighting and upvc double glazed window with obscure glass.



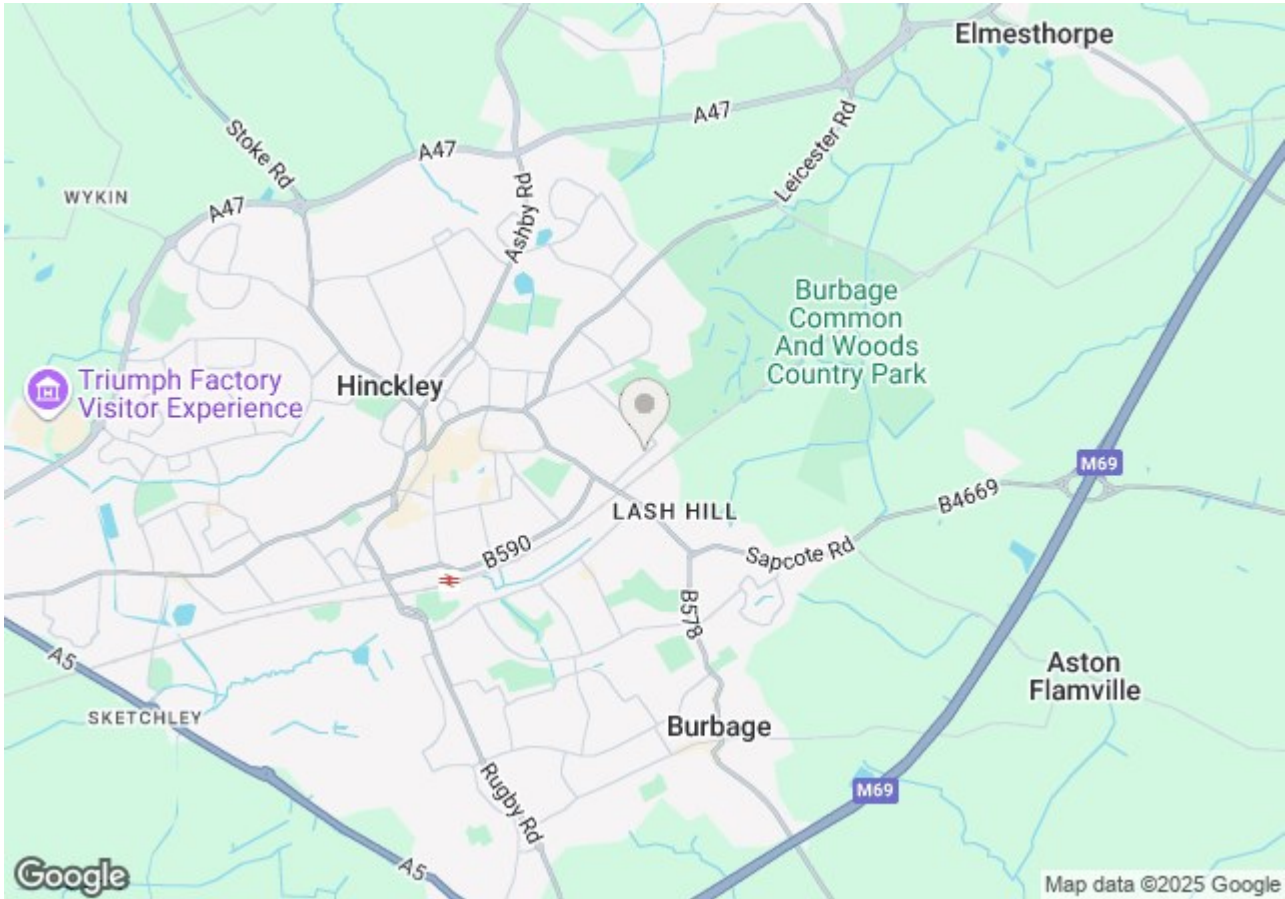
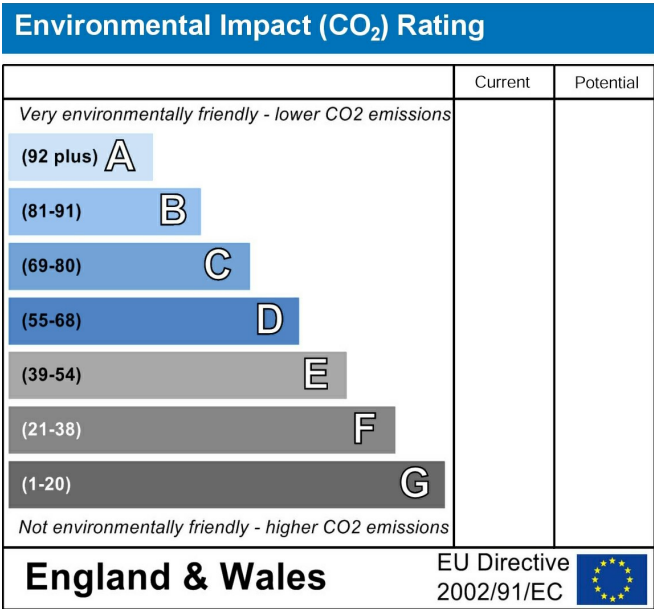
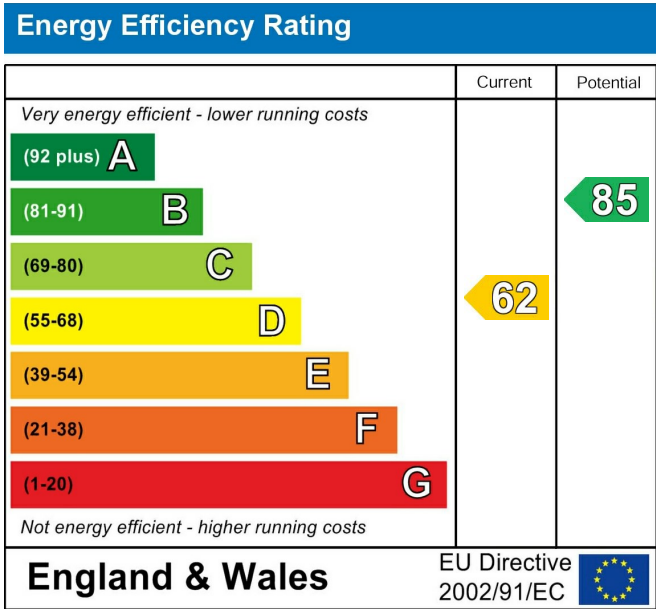
OUTSIDE

There is direct vehicular access over a gravelled driveway with parking for up to two cars and fenced boundary. Shared access to a gate leading private rear garden with both lawn and artificial lawn, well fenced boundaries and garden shed. Rear gate leading to further parking. Not overlooked from the rear.




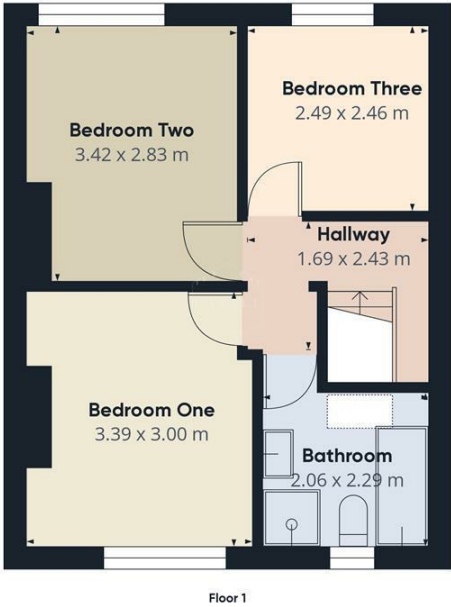
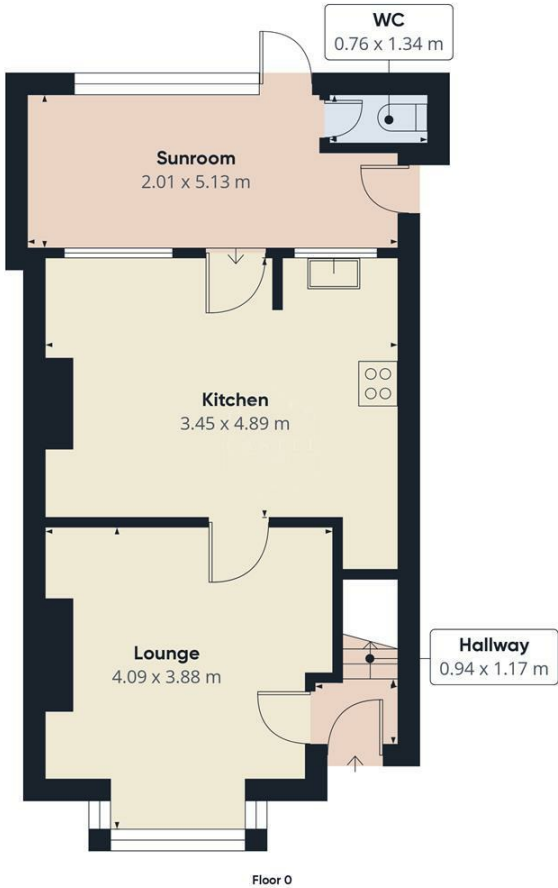
OUTSIDE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Approximate total area⁽¹⁾
77.92 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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
