

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH GOOD SIZED PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**105 TEIGN BANK ROAD
HINCKLEY LE10 0ED**

Offers In The Region Of £235,000

- Side Entrance Hall
- Good Sized Dining/Sitting Room
- Laundry Room & Separate W.C.
- Large Family Bathroom
- Sizeable Well Tended Rear Garden
- Attractive Lounge To Front
- Well Fitted Kitchen
- Two Double Bedrooms
- Ample Off Road Parking
- Popular & Convenient Residential Location



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This beautifully presented and much improved semi detached family residence must be viewed internally to fully appreciate its wealth of attractive, highest quality fixtures and fittings.

The accommodation boasts entrance hall, attractive lounge, contemporary fitted dining kitchen, utility space and a guest cloakroom. To the first floor there are two double bedrooms and a modern family bathroom. Outside the property has parking for two cars to the front and a sizeable private rear garden.

It is situated in a convenient location, close to Hinckley town centre with its shops, 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.

VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having composite front door and staircase to First Floor Landing.

LOUNGE

12'3 x 11'11 (3.73m x 3.63m)

having upvc double glazed square bay window to front, feature log burning stove with beam over, tv aerial point and central heating radiator.





DINING/SITTING ROOM

11'10" x 11'10" (3.63m x 3.63m)

having feature log burning stove with beam over, tv aerial point, wood effect flooring, central heating radiator, upvc double glazed window to side and French doors opening onto Rear Garden. Door to staircase leading to First Floor Landing.





KITCHEN

11'9" x 7'4" (3.60m x 2.25m)

having an excellent range of contemporary cream gloss units including ample base units, drawers and wall cupboards, contrasting oak laminated work surfaces and ceramic tiled splashbacks, single drainer sink with mixer tap, integrated dishwasher, integrated fridge freezer, built in oven with four ring gas hob with cooker hood over, upvc double glazed window to rear.



LAUNDRY ROOM

5'4 x 2'11 (1.63m x 0.89m)

having space and plumbing for washing machine and tumble dryer.



SEPARATE W.C.

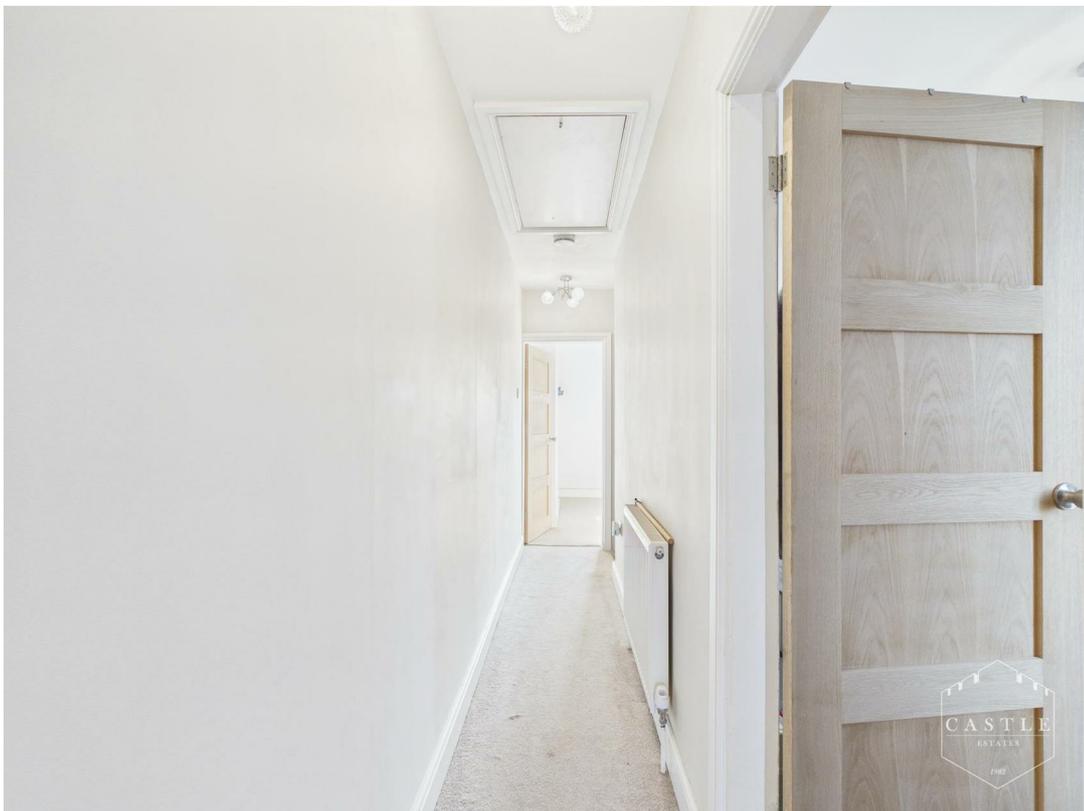
5'5 x 2'6 (1.65m x 0.76m)

having low level w.c., wash hand basin and chrome ladder style heated towel rail.



FIRST FLOOR LANDING

having central heating radiator and access to the roof space.



BEDROOM ONE

12'9 x 9'10 (3.89m x 3.00m)

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



BEDROOM TWO

11'11 x 9'11 (3.63m x 3.02m)

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



BATHROOM

11'8 x 7'3 (3.56m x 2.21m)

having contemporary white suite including freestanding bath, separate shower cubicle, vanity unit with wash hand basin, low level w.c., chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a driveway with standing for two cars. Pedestrian access via gate to a fully enclosed rear garden with patio area, lawn, flower borders, garden sheds and well fenced boundaries.





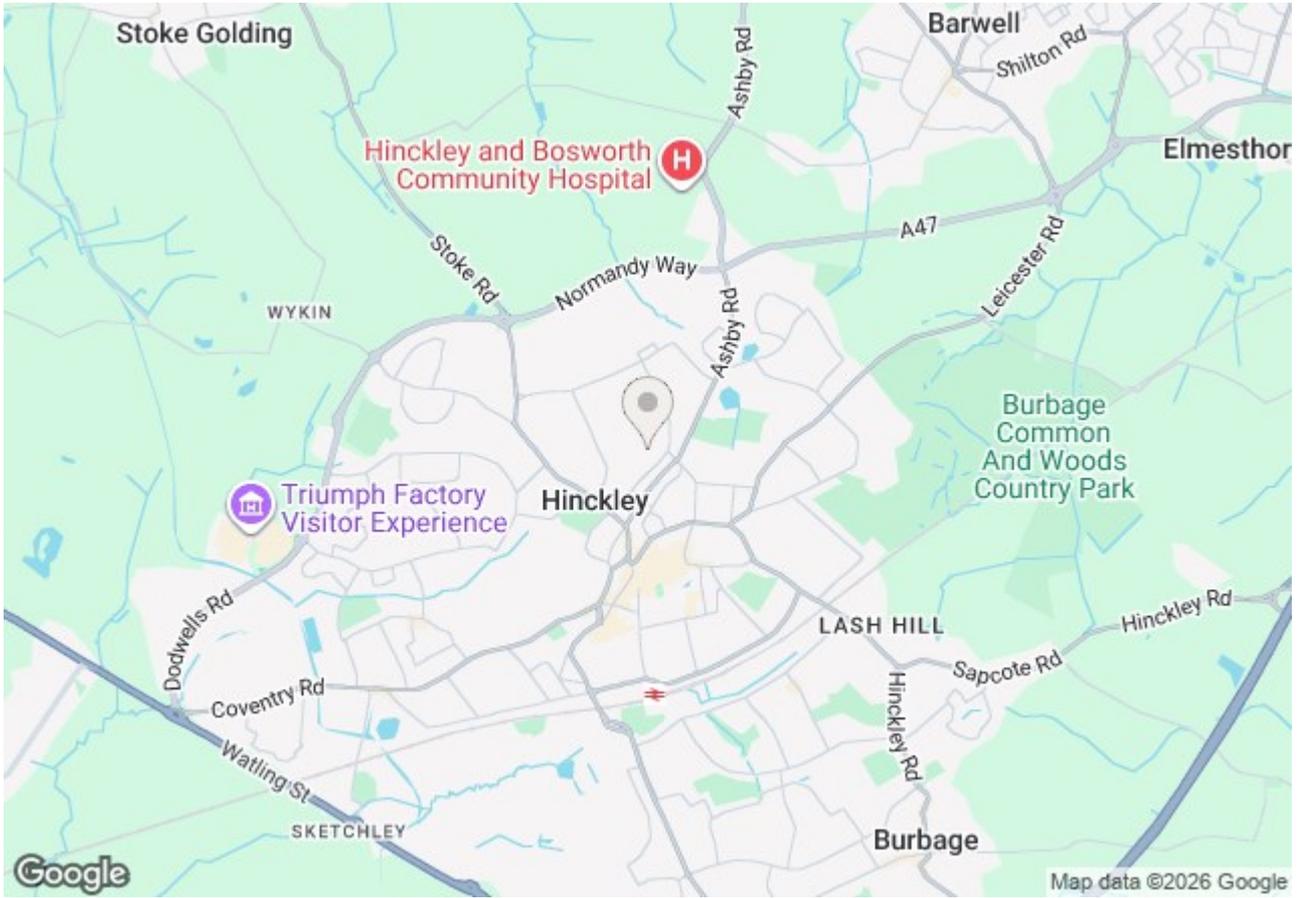


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	60	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
826 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
