

# CASTLE ESTATES

1982

**A VERY ATTRACTIVE TWO BEDROOMED TOWN HOUSE SITUATED IN A POPULAR AND CONVENIENT VILLAGE LOCATION - AVAILABLE NOW**



## **43 FOREST RISE DESFORD LE9 9DX**

**£975 PCM**

- Entrance Hall
- Lounge
- Two Bedrooms
- Lawned Gardens
- Views to Front
- Guest Cloakroom
- Well Fitted Dining Kitchen
- Modern Bathroom
- Allocated Parking Space



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



A VERY ATTRACTIVE TWO BEDROOMED TOWN HOUSE SITUATED IN A POPULAR AND CONVENIENT VILLAGE LOCATION - AVAILABLE FROM THE 8TH JUNE!

**ENTRANCE HALL**

11'9" x 5'2" (3.6m x 1.6m)

having central heating radiator and electric fuse board.



---

## GUEST CLOAKROOM

having white low level w.c., wash hand basin.



## LOUNGE

14'9" x 10'2" (4.5m x 3.1m)

having upvc double glazed windows, tv aerial point, central heating radiator and central heating thermostat.



## DINING KITCHEN

16'4" x 8'2" (5m x 2.5m )

having an attractive range of fitted wood effect units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap, built in electric oven and grill, four gas hob with extractor hood over, central heating radiator, large understairs storage cupboard, built in gas fired boiler for central heating and domestic hot water. Upvc double glazed windows and door opening onto rear garden.



**DINING KITCHEN**



**FIRST FLOOR LANDING**

leading to

## BEDROOM ONE

15'8" x 9'2" (4.8m x 2.8m )

having central heating radiator, built in large storage cupboard and upvc double glazed window.



**BEDROOM TWO**

14'1" x 8'6" (4.3m x 2.6m )

having upvc double glazed window and central heating radiator.



## BATHROOM

6'10" x 6'2" (2.1m x 1.9m )

having white suite including corner shower cubicle with mains power shower over, low level w.c., wash hand basin, ceramic tiled splashbacks, LED spot lighting, extractor fan and newly fitted tiled flooring,




## OUTSIDE


There is allocated parking for a car. A lawned foregarden with path to front door and bin store. Pedestrian access to a fully enclosed rear garden with patio area, lawn, well fenced boundaries.

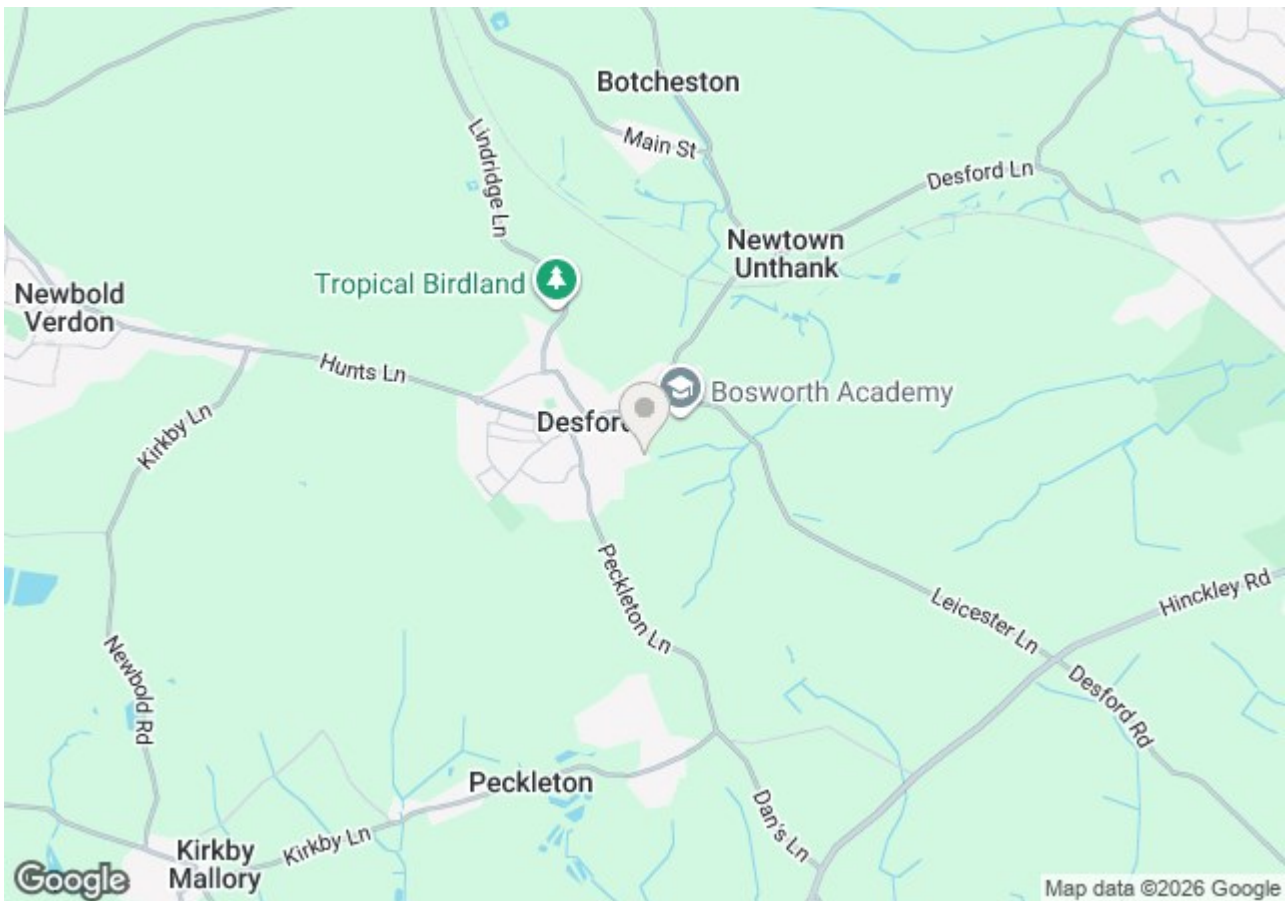



**Energy Efficiency Rating**


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</b>	
(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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	

## **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

---