CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED SEMI DETACHED BUNGALOW STANDING ON A CORNER PLOT WITH OFF ROAD PARKING AND WELL TENDED GARDENS



2 AZALEA CLOSE
BURBAGE LE10 2SQ

Offers In Excess Of £250,000

- Kitchen
- Three Bedrooms
- Ample Off Road Parking
- Corner Plot Position
- Good Sized Lounge
- Shower Room
- Well Tended Lawned Gardens
- Popular Residential Location

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www.castles-online.co.uk

This bungalow offers a perfect blend of comfort and convenience. Built in 1970, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow is practical, ensuring that every inch of space is utilised effectively. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the parking available to the rear, accommodating one vehicle, which is a valuable asset in this popular location. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable place to call home.

This bungalow presents an excellent opportunity for those looking to settle in a peaceful yet vibrant neighbourhood. With its spacious living areas and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.

COUNCIL TAX BAND & TENURE

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

KITCHEN

14'3 x 8'11 (4.34m x 2.72m)
having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for upright fridge freezer, space and plumbing for washing machine, central heating radiator, inset LED lighting, upvc double glazed window and upvc double glazed entrance door.

LOUNGE

16' x 9'11 (4.88m x 3.02m)
having central heating radiator, wood effect flooring, tv aerial point and upvc double glazed French doors opening onto rear garden.

INNER HALL

9'8 x 2'7 (2.95m x 0.79m)
having wood effect flooring and inset LED lighting.

BEDROOM ONE

11'10 x 10'1 (3.61m x 3.07m)
having central heating radiator, wood effect flooring, tv aerial point and upvc double glazed window to front.

BEDROOM TWO

10'3 x 8'9 (3.12m x 2.67m)
having central heating radiator and upvc double glazed window to front.

BEDROOM THREE

9'6 x 8'10 (2.90m x 2.69m)
having central heating radiator and upvc double glazed window to side.

SHOWER ROOM

6'9 x 5'5 (2.06m x 1.65m)
having double shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, extractor fan, chrome heated towel rail and inset LED lighting.

OUTSIDE

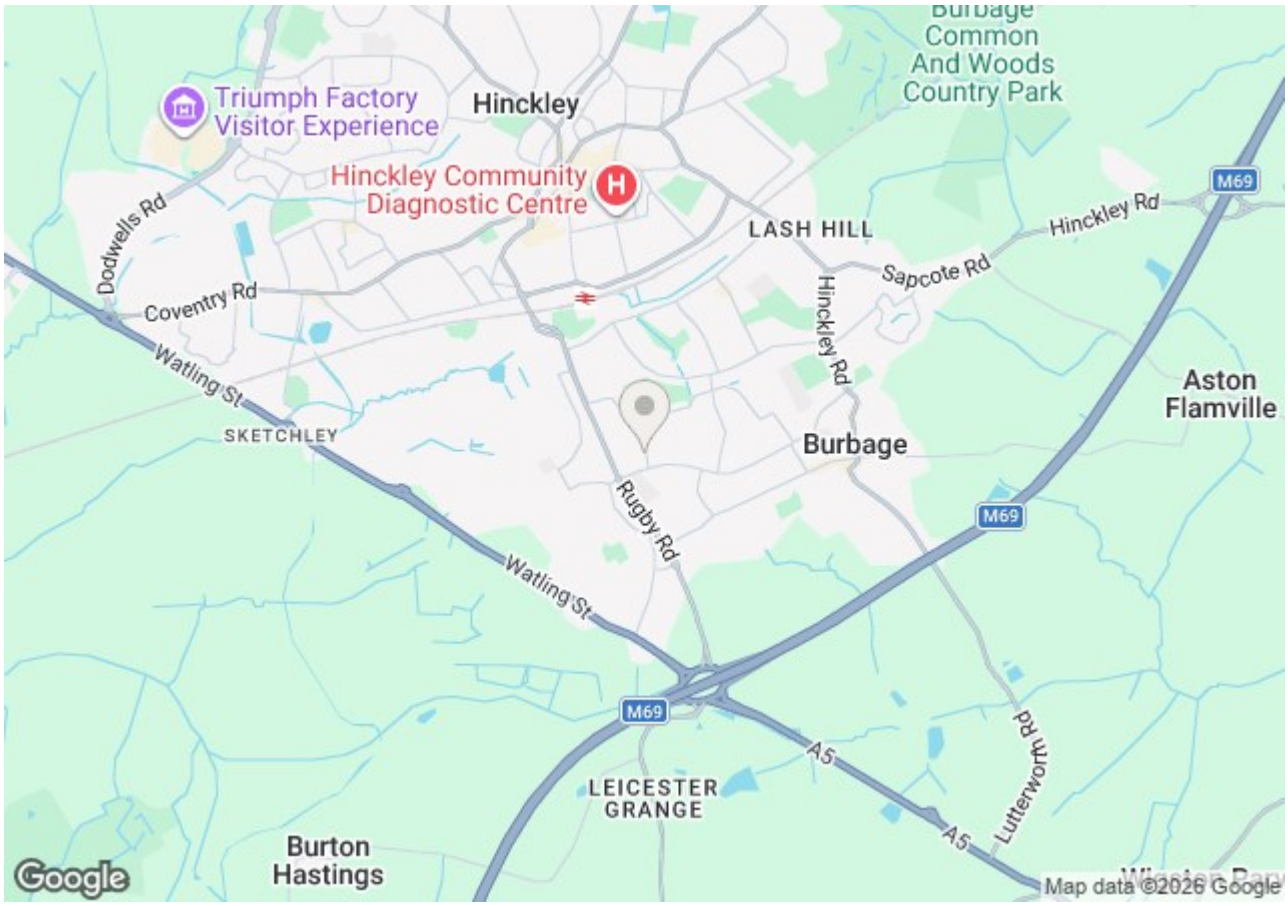
Standing on a good sized corner plot with lawned gardens to front, side and rear. Off road parking for a car on a block paved driveway.

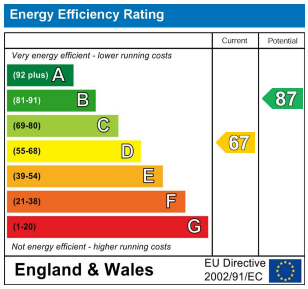
Energy Efficiency Rating

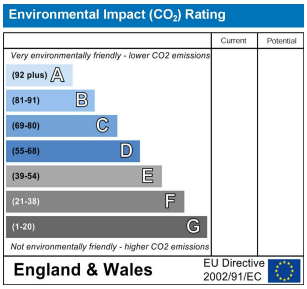
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

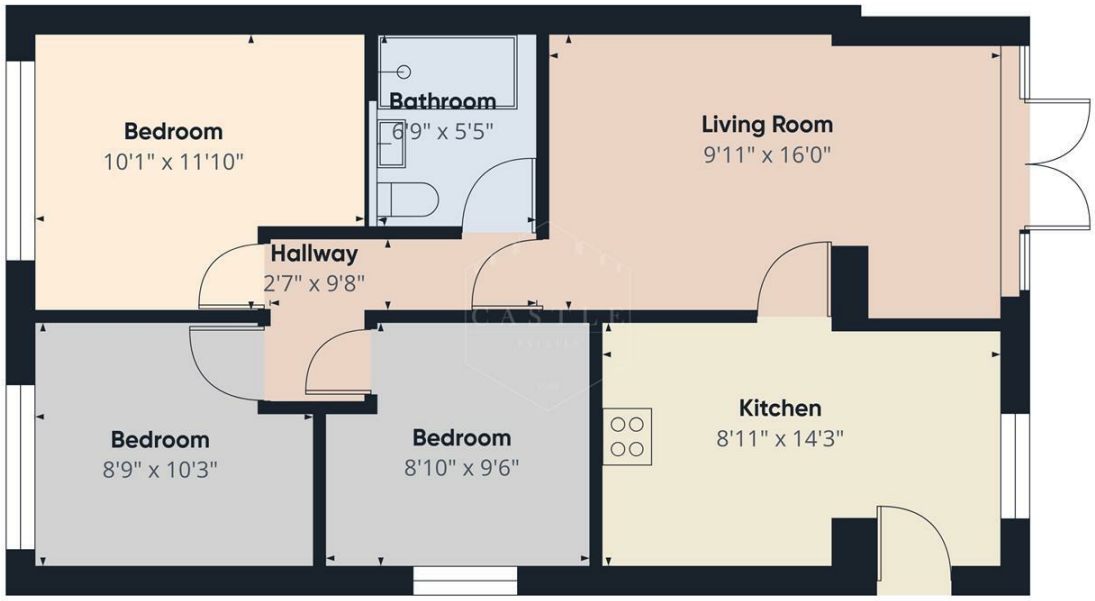
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	











Approximate total area(1)

633 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.

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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