

CASTLE ESTATES

1982

A TWO BEDROOMED TRADITIONAL MID TERRACE PROPERTY SITUATED IN A MOST CONVENIENT TOWN CENTRE LOCATION



**25 SHILTON ROAD
BARWELL LE9 8HB**

Offers In The Region Of £165,000

- NO CHAIN - VIEWING ESSENTIAL
- Separate Dining Room
- Two Double Bedrooms
- Garden To Rear
- Lounge To Front
- Well Fitted Kitchen
- Family Bathroom
- Popular & Convenient Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**** NO CHAIN - VIEWING ESSENTIAL **** A traditional mid terrace property situated in a popular and convenient town centre location, within easy walking distance of local shops, schools and amenities. Those needing to commute will find access to the A47, A5 and M69 close by.

The accommodation enjoys lounge to front, separate dining room and a well fitted kitchen. To the first floor there are two double bedrooms and a large family bathroom. Outside the property has shared access to a lawned rear garden.

COUNCIL TAX BAND & TENURE

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

LOUNGE

11'10" x 11'5" (3.62m x 3.50m)

having upvc double glazed front door, upvc double glazed window, feature fireplace with tiled back and fire facility, central heating radiator and built in storage cupboards.





DINING ROOM

11'11" x 11'5" (3.65m x 3.50m)

having central heating radiator and upvc double glazed window to rear. Door to staircase leading to First Floor Landing.



KITCHEN

11'3" x 5'9" (3.44m x 1.77m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, breakfast bar, built in oven with electric hob and cooker hood over, space for fridge freezer, space and plumbing for washing machine, upvc double glazed window to side and door to side garden.



FIRST FLOOR LANDING

11'6" x 3'1" (3.51m x 0.94m)

having access to the roof space.



BEDROOM ONE

13'11" x 11'5" (4.26m x 3.50m)

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



BEDROOM TWO

11'6" x 10'8" (3.51m x 3.26m)

having dressing table, range built in wardrobes leading to further walk in wardrobe, central heating radiator and upvc double glazed window to rear.



WALK IN WARDROBE - BEDROOM TWO

3'1" x 2'9" (0.94m x 0.86m)

having fitted shelving and inset LED lighting.



BATHROOM

11'1" x 7'4" (3.39m x 2.26m)

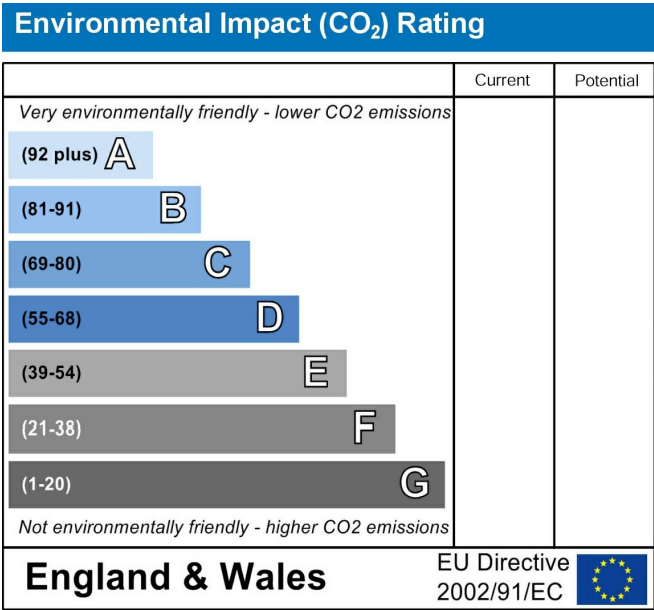
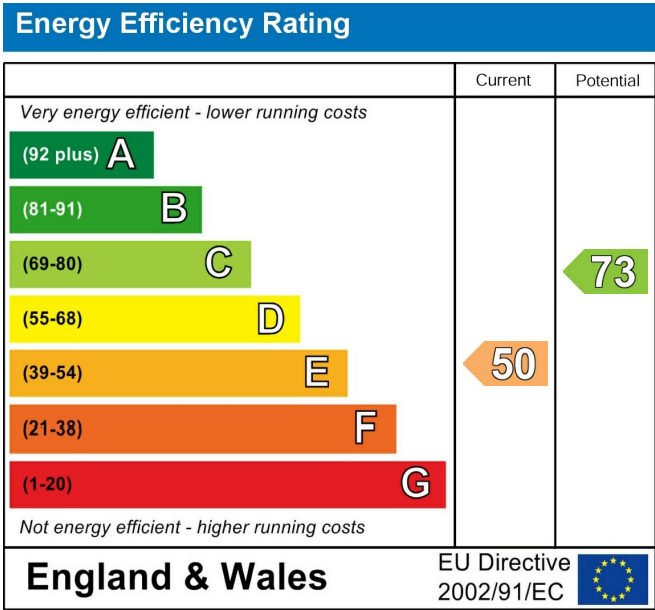
having panelled bath with shower attachment, fully tiled shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.

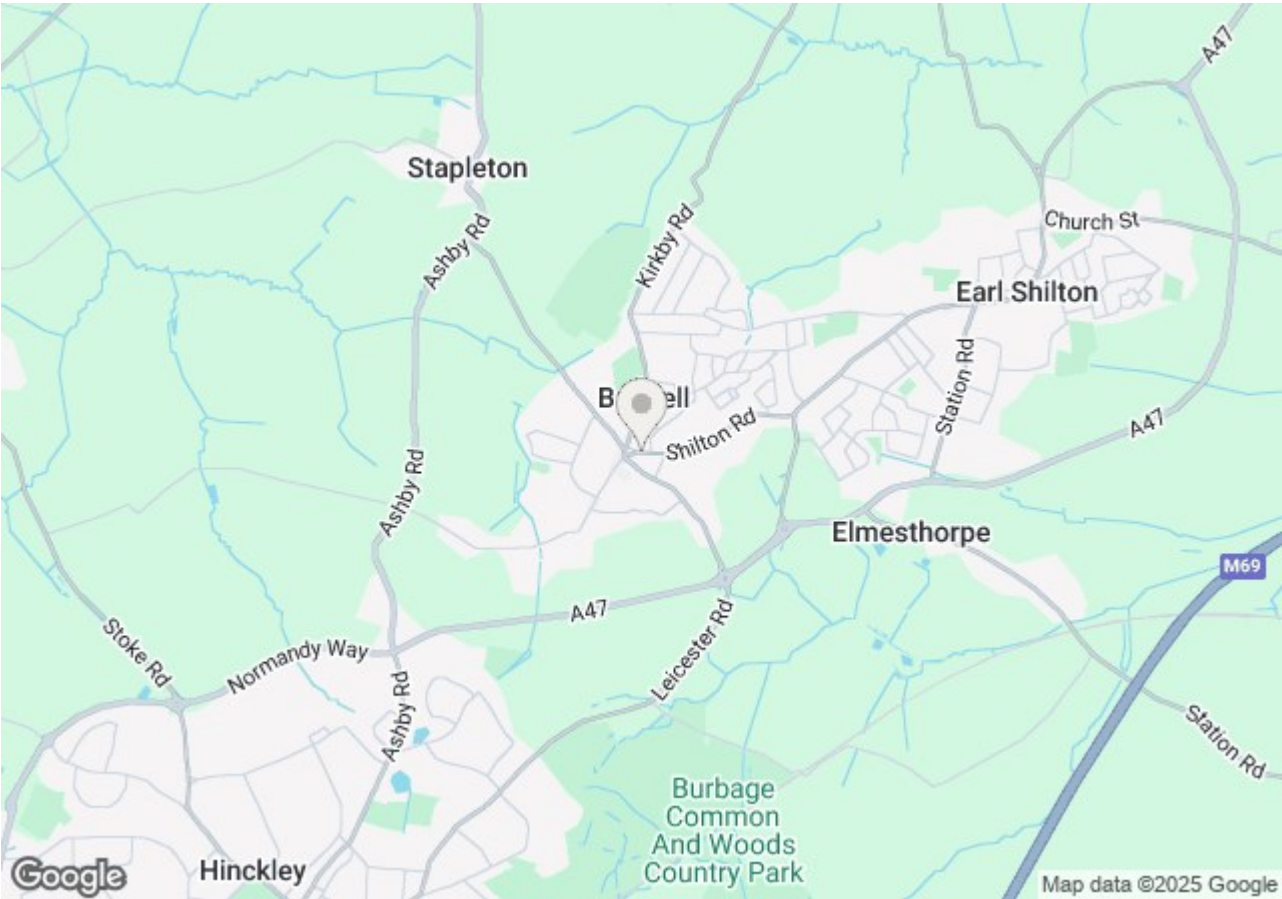


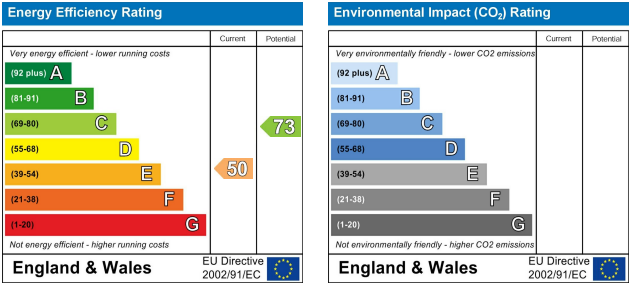
OUTSIDE

There is shared access to a courtyard area leading to patio area and steps up to lawned garden with flower borders, fenced boundary and garden shed.

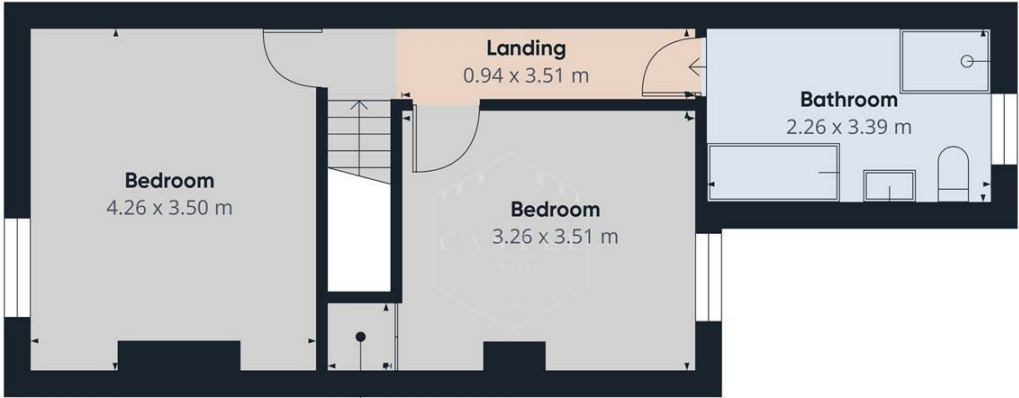








Floor 0



0.86 x 0.94 m

Floor 1

Approximate total area⁽¹⁾
72.3 m²

(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.

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
