

# CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A POPULAR TOWN CENTRE LOCATION



**97 DRUID STREET  
HINCKLEY LE10 1QQ**

**£875 Per Calendar Month**

- Attractive Lounge To Front
- Well Fitted Kitchen
- Newly Fitted Bathroom
- Sitting/Dining Room
- Two Good Sized Bedrooms
- Rear Lawned Garden



112 Castle Street, Hinckley, Leicestershire. LE10 1DD  
[info@castles-online.co.uk](mailto:info@castles-online.co.uk) - 01455 617997  
[www.castles-online.co.uk](http://www.castles-online.co.uk)



A WELL PRESENTED TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A POPULAR TOWN CENTRE LOCATION - LOUNGE. DINING/SITTING ROOM. KITCHEN. BATHROOM. LAWNED REAR GARDEN.

## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This beautifully presented and maintained property must be viewed internally to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts of an attractive lounge, separate sitting/dining room and a well fitted kitchen. To the first floor there are two good sized bedrooms and a newly fitted family bathroom. Outside the property has a lawned rear garden.

It is located within easy walking distance of Hinckley town centre with its shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

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

## LOUNGE

12'4" x 11'0" (3.78m x 3.37m )

having composite double glazed door to front and upvc double glazed window, feature fireplace with gas fire (disconnected), built in cupboard, coved ceiling, tv aerial point and central heating radiator and wood effect flooring.

## LOUNGE

## SITTING/DINING ROOM

12'5" x 11'0" (3.80m x 3.36m )

having tv aerial point, central heating radiator, feature fireplace area with beam over, wood effect flooring and upvc double glazed French doors opening onto rear garden.



## INNER HALL

having storage area and staircase leading to First Floor Landing.

## KITCHEN

8'2" x 6'9" (2.51m x 2.08m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset bowl sink with mixer tap, built in electric oven oven, four ring gas hob with extractor hood over, fridge freezer and washing machine, central heating radiator, upvc double glazed window and door to side.



## FIRST FLOOR LANDING

having access to the part boarded roof space and upvc double glazed picture window to side with obscure glass.

## BEDROOM ONE

12'6" x 11'0" (3.82m x 3.37m )

having central heating radiator, wood effect flooring and two upvc double glazed windows to front.



## BEDROOM TWO

11'5" x 9'7" (3.49m x 2.94m )

having fitted furniture/cupboards (Landlord is willing to remove, if not required), central heating radiator and upvc double glazed window to rear.

**BATHROOM**

7'11" x 6'3" (2.42m x 1.91m )

having newly fitted suite including low level w.c, wash hand basin with chrome mixer tap, panelled bath with mains fed rain shower over and attachments, extractor fan, chrome heated towel rail, LED lighting, ceramic tiled splashbacks and upvc double glazed window to rear with obscure glass.



## OUTSIDE

On street parking only. Rear block paved courtyard with outside tap leading to a further private garden with patio area, lawn, fenced boundaries and garden shed.



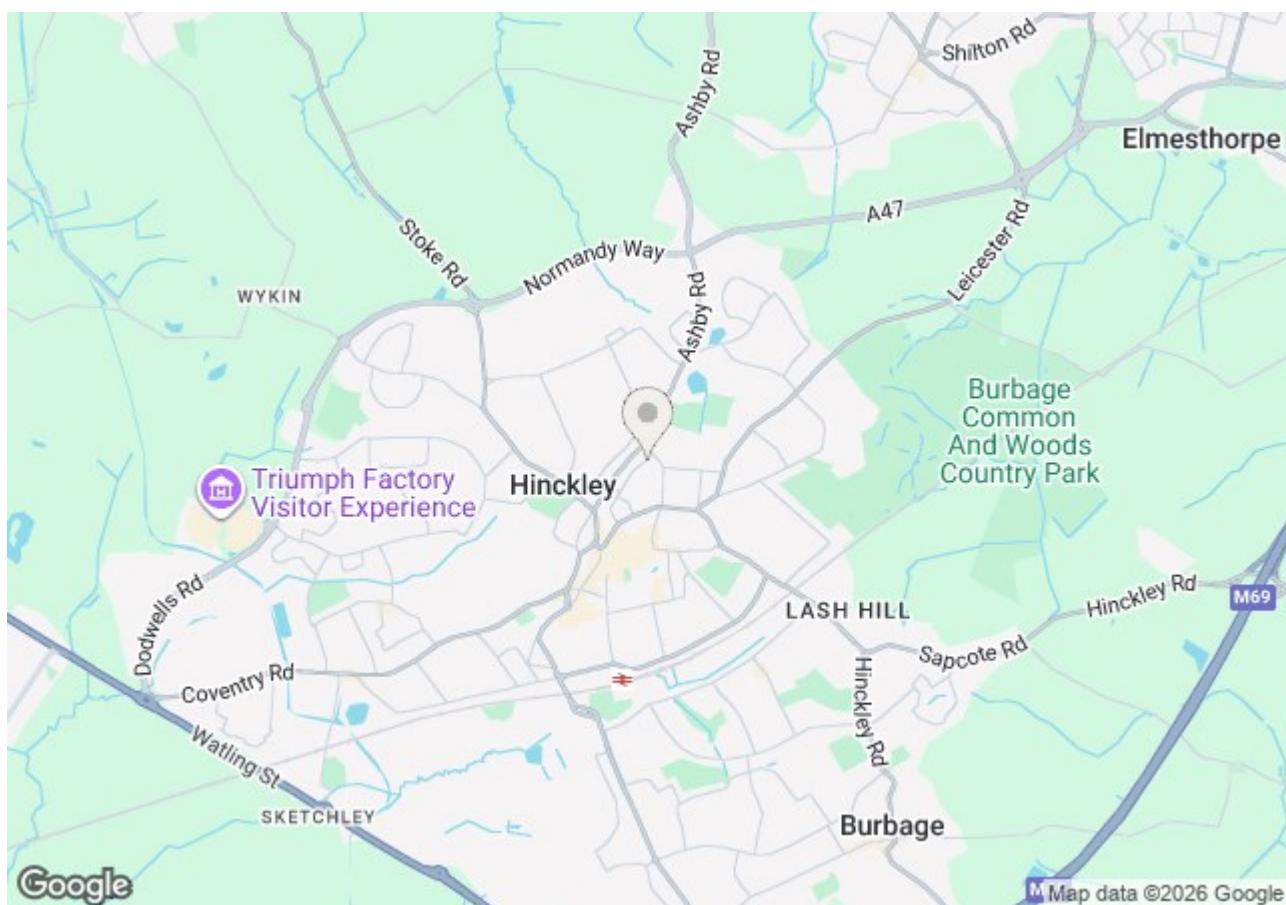
## OUTSIDE

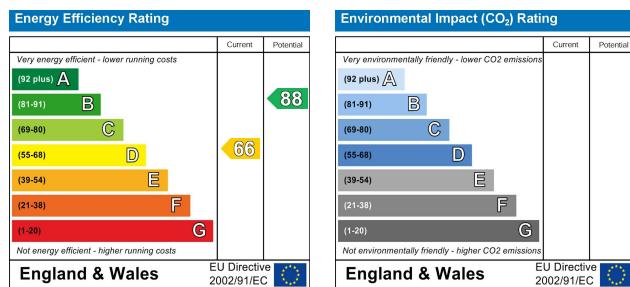
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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 pleased 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