

CASTLE ESTATES

1982

**A WELL PRESENTED TRADITIONAL TWO BEDROOMED TERRACE PROPERTY IN
HINCKLEY TOWN CENTRE**



**107 DERBY ROAD
HINCKLEY LE10 1QE**
Offers Over £160,000

- Lounge To Front
- Ground Floor Shower Room
- Family Bathroom
- Hinckley Town Centre Location
- Good Sized Dining Kitchen
- Two Good Sized Bedrooms
- Parking Space To Front & Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** A well presented traditional terrace property situated in a popular and convenient town centre location, close to all local amenities. **VIEWING ESSENTIAL**

The accommodation enjoys lounge to front, well fitted dining kitchen and a ground floor shower room. To the first floor there are two good sized bedrooms and a family bathroom. Outside the property has off road parking and shared access to the rear garden.

COUNCIL TAX BAND & TENURE

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

LOUNGE

11'10" x 11'6" (3.61m x 3.52m)

having upvc double glazed front door and window, wood effect flooring, feature fireplace with cast iron back and open fire facility, coved ceiling and central heating radiator. Door to staircase leading to First Floor Landing.





DINING KITCHEN

11'10" x 11'6" (3.63m x 3.51m)

KITCHEN AREA having range of base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, gas hob with splashback and cooker hood over, space and plumbing for washing machine, upvc double glazed window to side and door opening onto Rear Garden. Door to Shower Room.

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







SHOWER ROOM

having shower cubicle.



SEPARATE W.C.

having low level w.c., wash hand basin, central heating radiator and upvc double glazed window with obscure glass.

FIRST FLOOR LANDING

having central heating radiator and access to the roof space.

BEDROOM ONE

11'10" x 11'8" (3.61m x 3.56m)

having feature original fireplace, central heating radiator, built in storage cupboard, coved ceiling and upvc double glazed window to front.



BEDROOM TWO

11'9" x 8'0" (3.59m x 2.46m)

having feature original fireplace, central heating radiator, coved ceiling and upvc double glazed window to rear.



BATHROOM

8'0" x 5'1" (2.45m x 1.57m)

having panelled bath, low level w.c., vanity unit with wash hand basin, central heating radiator, wall mounted gas fired boiler for central heating and domestic hot water, ceramic tiled splashbacks and upvc double glazed window to rear.



OUTSIDE

There is off road parking for a car. Shared pedestrian access to a rear courtyard area leading to further garden area.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	88

England & Wales

EU Directive 2002/91/EC



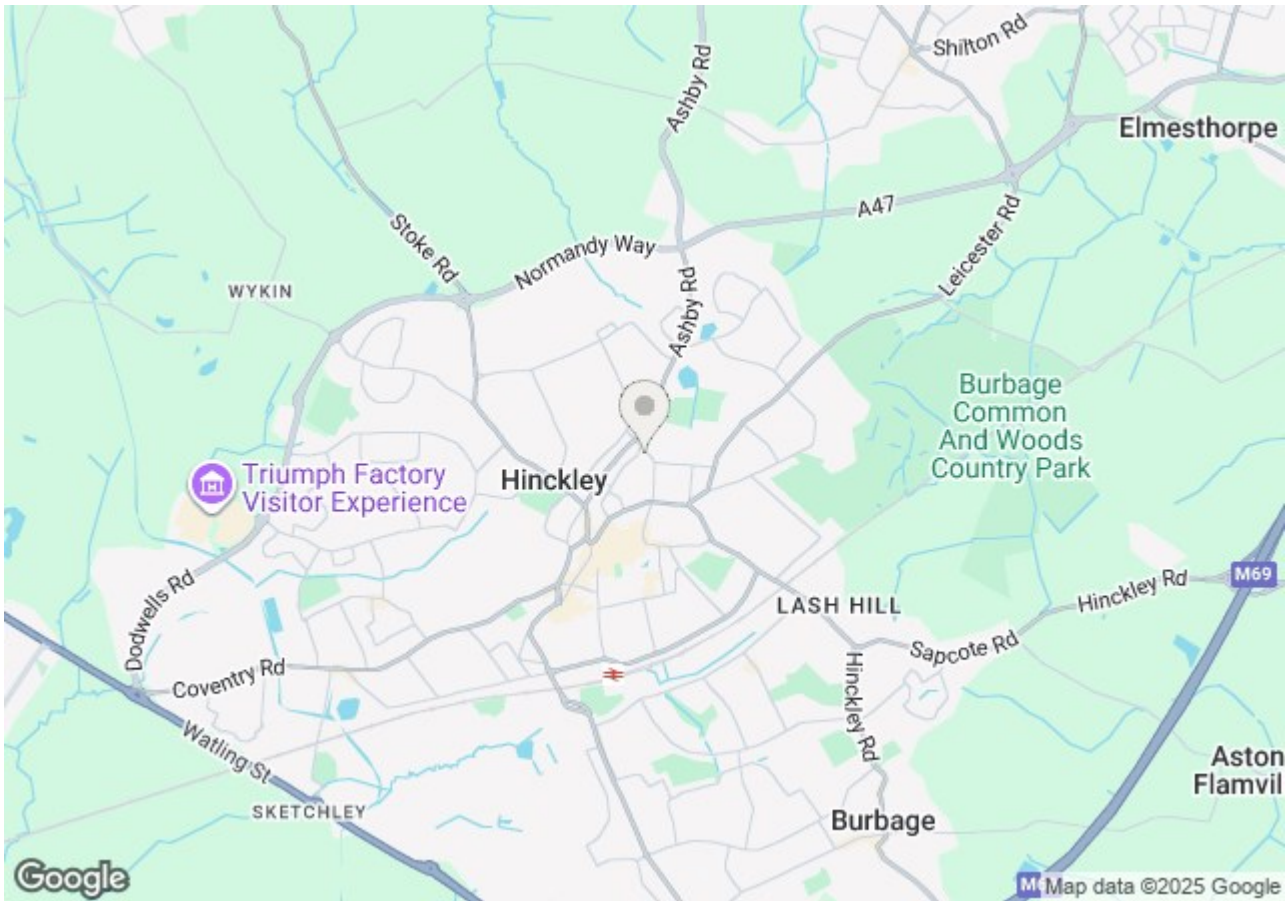
Environmental Impact (CO₂) Rating

	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		

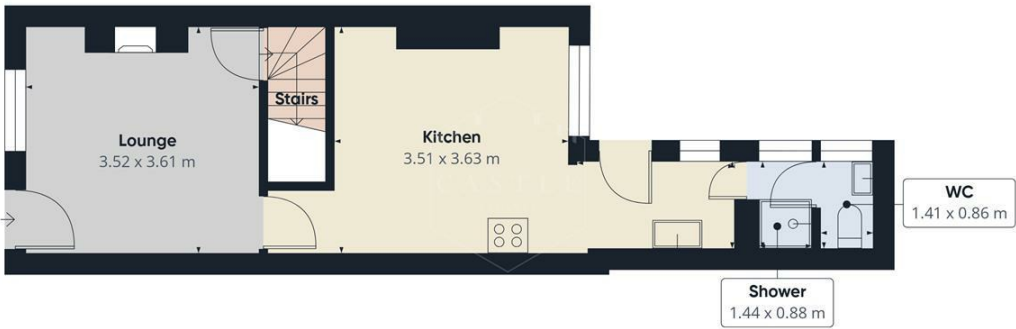
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	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		88		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F		70		(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



Floor 0



Floor 1

Approximate total area⁽¹⁾
64.2 m²
Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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
