

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED END TOWNHOUSE WITH OFF ROAD PARKING AND A GOOD SIZED GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**16 RADFORD CLOSE
EARL SHILTON LE9 7PS**

Offers In The Region Of £215,000

- Entrance Hall
- Guest Cloakroom
- Two Double Bedrooms
- Ample Off Road Parking
- Popular & Convenient Residential Location
- Well Fitted Kitchen
- Attractive Lounge To Rear
- Modern Family Bathroom
- Good Sized Lawned Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



This well presented and much improved end townhouse must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation enjoys an entrance hall with guest cloakroom off, well fitted kitchen and attractive lounge with doors opening onto the rear garden. To the first floor there are two double bedrooms and a family bathroom. Outside the property has ample off road parking and a private lawned rear garden.

It is situated in a popular and convenient residential location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

12'11" x 4'4" (3.96m x 1.33m)

having composite front door, central heating radiator and built in storage cupboard. Feature spindle balustraded staircase to First Floor Landing with useful utility store beneath with space and plumbing for washing machine.

KITCHEN

8'11" x 6'2" (2.74m x 1.90m)

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, matching work surfaces and upstands, inset stainless steel sink with mixer tap, built in oven and microwave, gas hob with stainless steel splashback and cooker hood over, integrated fridge freezer, wood effect flooring and upvc double glazed window to front.





GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin, wood effect flooring and central heating radiator.



LOUNGE

12'11" x 12'8" (3.94m x 3.88m)

having central heating radiator, tv aerial point and upvc double glazed sliding doors opening onto rear garden.

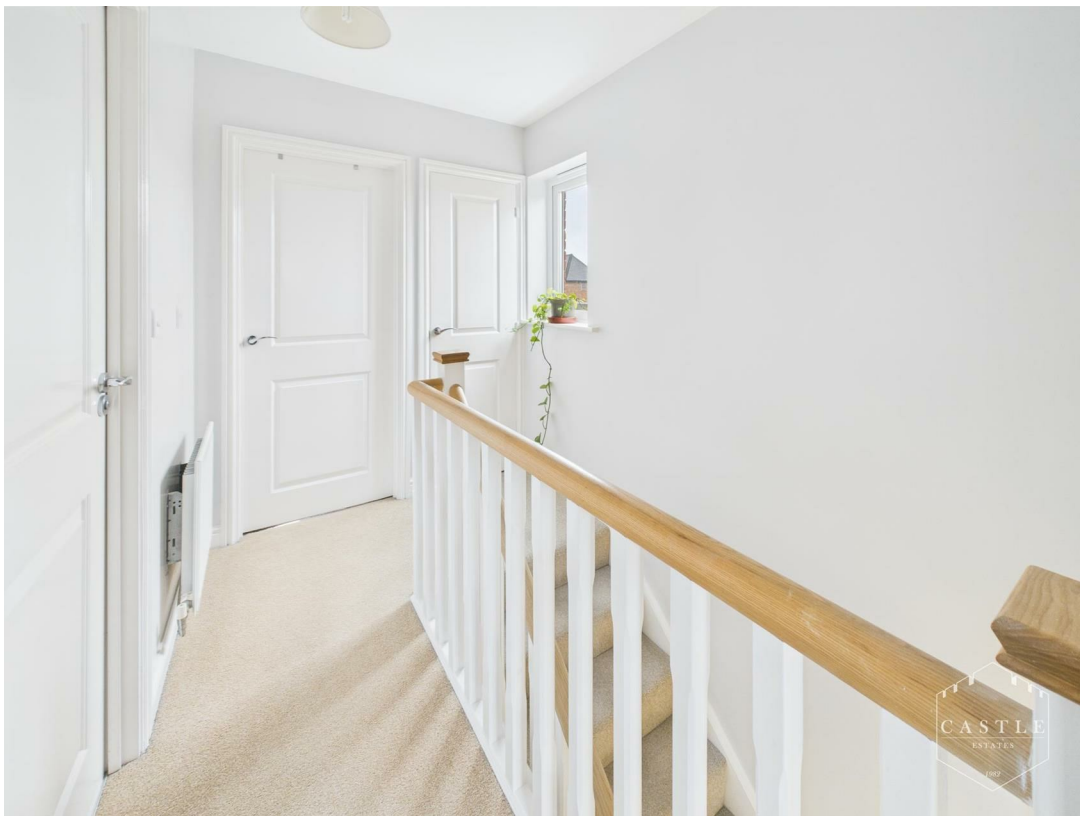




FIRST FLOOR LANDING

8'6" x 6'0" (2.60m x 1.84m)

having upvc double glazed window to side, spindle balustrading, built in gas fired boiler for central heating and domestic hot water.



BEDROOM ONE

12'7" x 10'7" (3.85m x 3.25m)

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



BEDROOM TWO

9'3" x 8'1" (2.82m x 2.48m)

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



BATHROOM

6'6" x 6'3" (1.99m x 1.92m)

having white suite including panelled bath with rain shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, shaver point, chrome heated towel rail and wood effect flooring.



OUTSIDE

There is direct access over a tarmac driveway with standing for two cars. A private rear garden with patio area, good sized lawned area and bricked walled boundaries. Not overlooked from the rear.



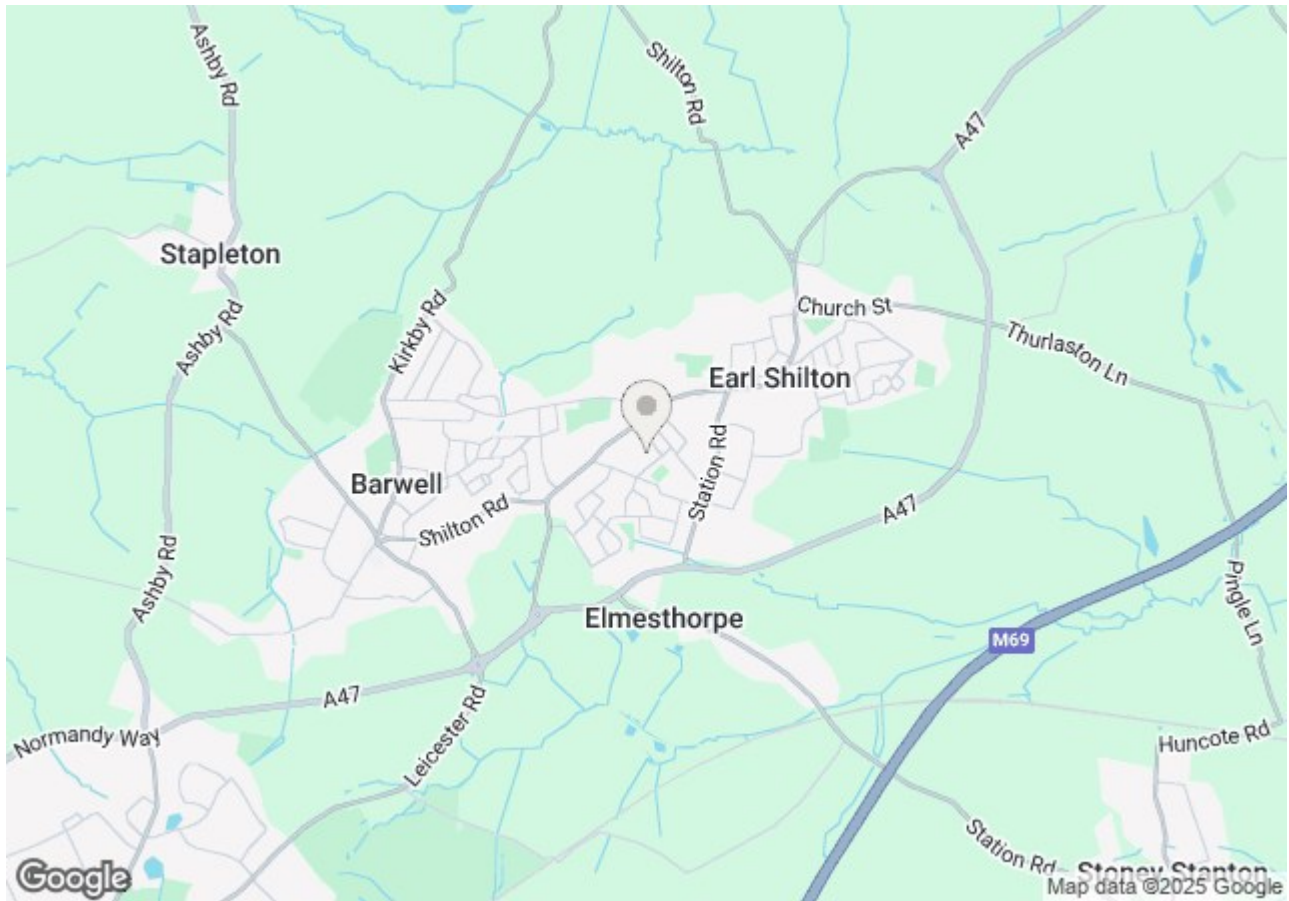


Energy Efficiency Rating

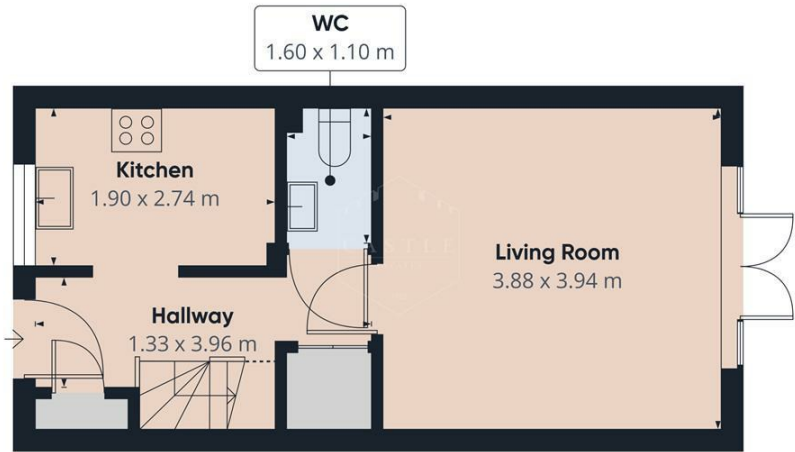
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	91
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

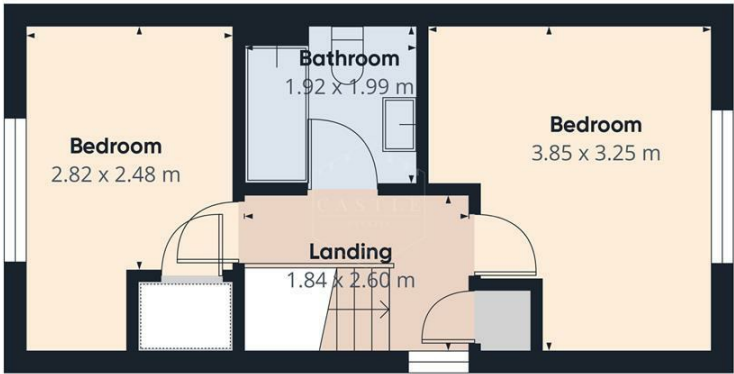
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		77	91	(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				(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		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
56.7 m²
Reduced headroom
0.6 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
