

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED MID TERRACE PROPERTY SITUATED IN  
A CONVENIENT TOWN CENTRE LOCATION**



**35 MANOR STREET  
HINCKLEY LE10 0AS**

**£895 PCM**

- Lounge To Front
- Fitted Kitchen
- Family Bathroom
- Garden To Rear
- Separate Dining Room
- Two First Floor Bedrooms
- Second Floor Bedroom
- Convenient Town Centre Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



A well presented three bedroomed mid terrace property situated in a convenient town centre location.

The accommodation consists of lounge to front, separate dining room and a fitted kitchen. To the first floor there are two bedrooms and a family bathroom. On the second floor is a further bedroom. Outside the property has shared access to a rear garden.

### **VIEWING**

By arrangement through the Agents.

### **COUNCIL TAX BAND & TENURE**

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

### **LOUNGE**

21'1 x 11'8 (6.43m x 3.56m )

having upvc double glazed front door and window, feature fireplace with beam over, picture rail, central heating radiator and wood effect flooring.





### INNER HALL

having fitted shelving and wood effect flooring.



## DINING ROOM

12'1 x 11'10 (3.68m x 3.61m )

having feature fireplace with beam over, picture rail, central heating radiator, wood effect flooring and upvc double glazed window to rear. Door to staircase leading to First Floor Landing.



## KITCHEN

11'5 x 6 (3.48m x 1.83m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap, space for cooker, space and plumbing for washing machine, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, upvc double glazed window to side and door to Garden.



## FIRST FLOOR LANDING

leading to

## BEDROOM ONE

12'1 x 11'9 (3.68m x 3.58m )

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





## BEDROOM TWO

11'10 x 7'5 (3.61m x 2.26m)

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



## **FAMILY BATHROOM**

8'9 x 4'6 (2.67m x 1.37m )

having panelled bath with shower over, pedestal wash hand basin, low level w.c., central heating radiator, wood effect flooring and upvc double glazed window with obscure glass.



## **SECOND FLOOR**



### BEDROOM THREE

14' x 12'1 (4.27m x 3.68m )

having wood effect flooring, central heating radiator and velux roof light.

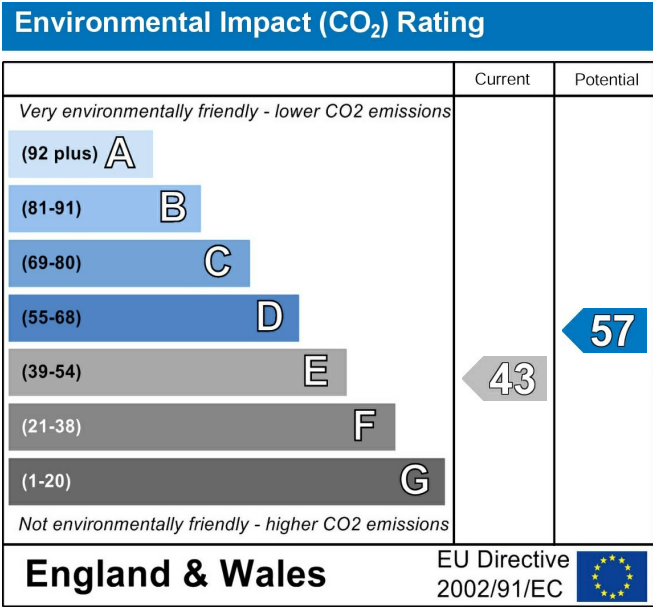
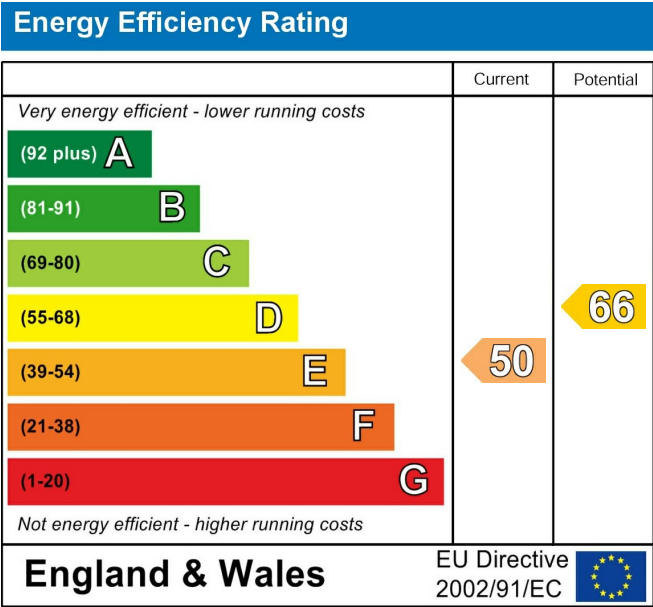


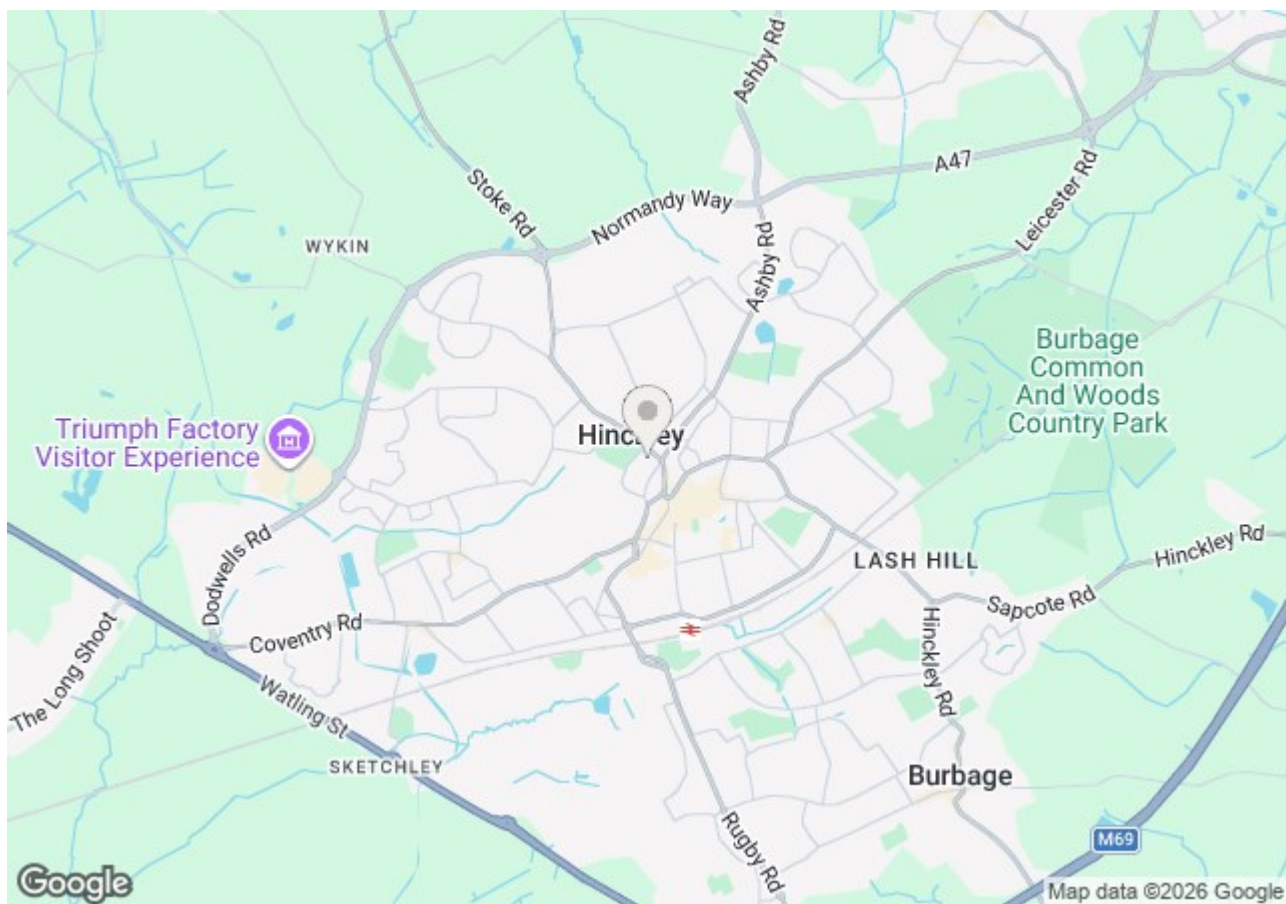
### OUTSIDE

Shared pedestrian access to a rear garden with walled and fenced boundaries.

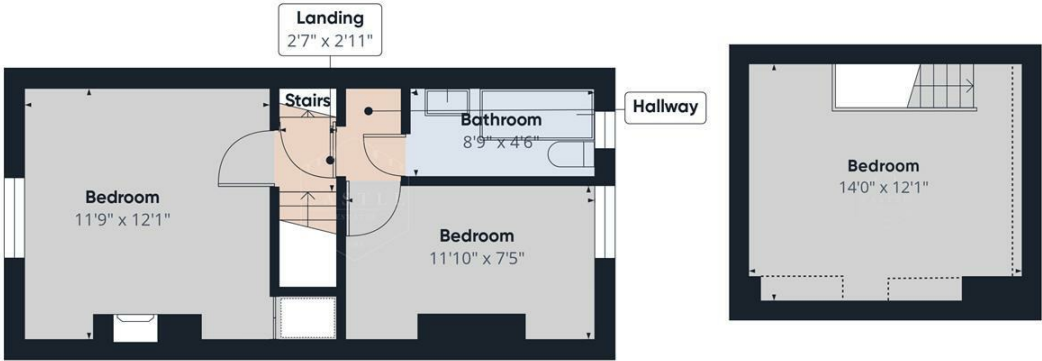
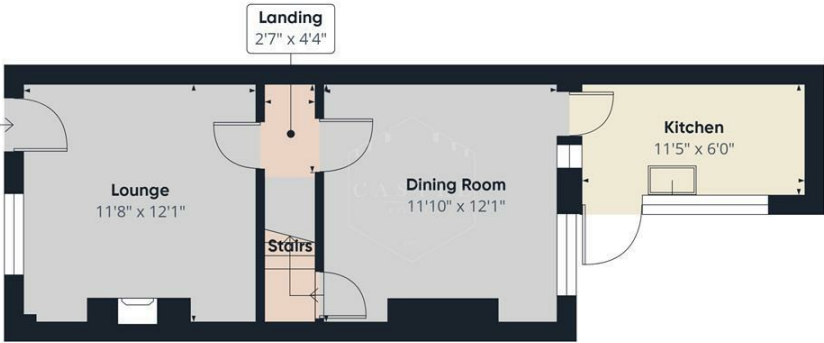
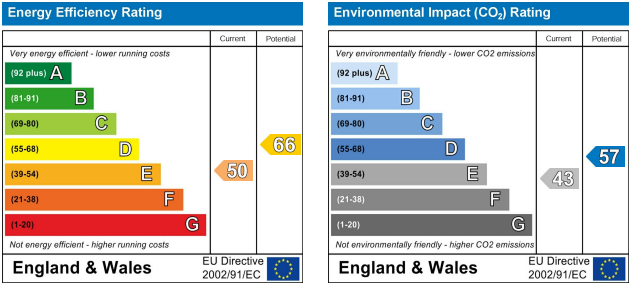












Approximate total area<sup>(1)</sup>  
819 ft<sup>2</sup>  
Reduced headroom  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

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

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