

CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE
WITH PARKING AND LAWNED REAR GARDEN SITUATED IN A POPULAR TOWN
CENTRE LOCATION**



**25 CO-OP CLOSE
BARWELL LE9 8GD**

£1,150 PCM

- Entrance Hall With Guest Cloakroom
- Spacious Lounge Opening Onto Garden
- Two Further Bedrooms
- Parking To Front
- Sought After & Convenient Town Centre Location
- Well Fitted Kitchen To Front
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



A well presented three bedroomed semi detached property with parking and lawned rear garden situated in a popular and convenient town centre location.

The accommodation enjoys entrance hall with guest cloakroom, well fitted kitchen to front and a good sized lounge to rear opening onto garden. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom.

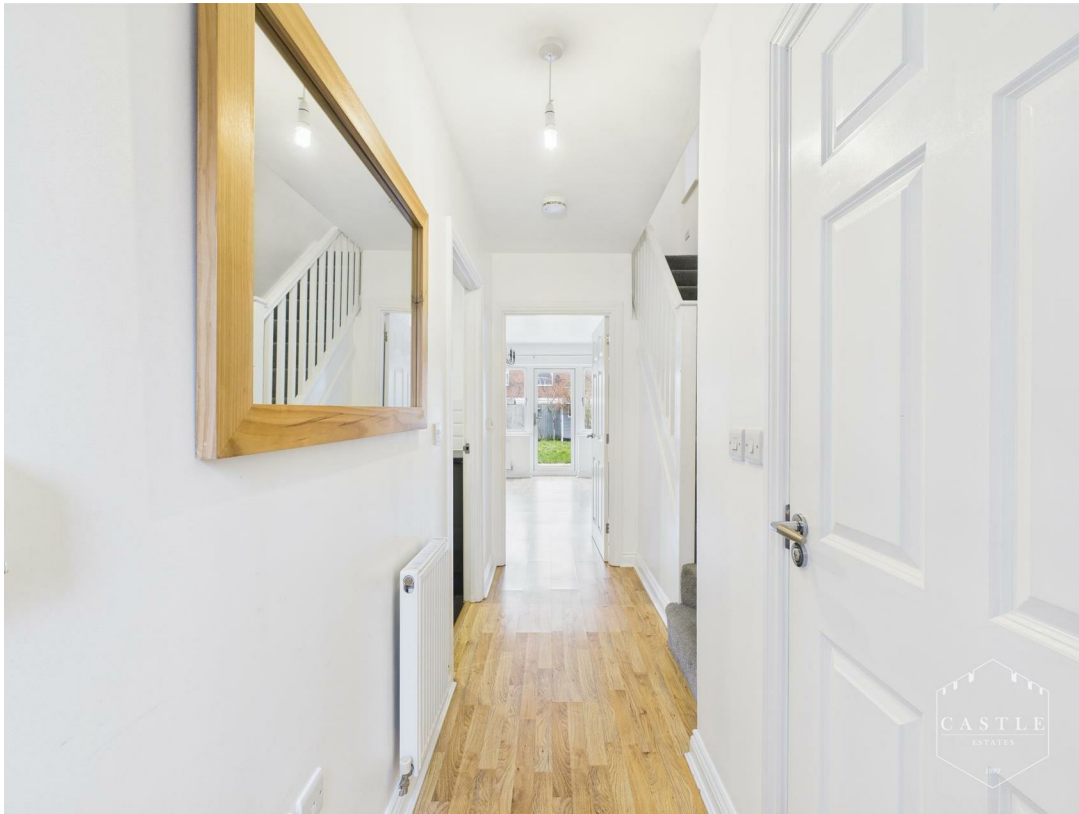
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

13' x 3'7 (3.96m x 1.09m)

having composite front door, wood effect flooring and central heating radiator. Feature staircase to First Floor Landing.



GUEST CLOAKROOM

5'11 x 3'1 (1.80m x 0.94m)

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



KITCHEN

15'11 x 7'7 (4.85m x 2.31m)

having attractive range of fitted base units, drawers and wall cupboards, work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven with gas hob and extractor hood over, space and plumbing for washing machine, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, inset LED lighting, wood effect flooring, upvc double glazed windows to front and side.



LOUNGE

16' x 14'9 (4.88m x 4.50m)

having feature media wall with tv aerial point and feature inset fire beneath, wood effect flooring, central heating radiator, under stairs storage cupboard, two upvc double glazed windows to rear and door opening onto Garden.





FIRST FLOOR LANDING

7'10 x 6'2 (2.39m x 1.88m)

having access to the roof space, spindle balustrading, central heating radiator and upvc double glazed window to side.

MASTER BEDROOM

11'1 x 11 (3.38m x 3.35m)

having central heating radiator, tv aerial point and two upvc double glazed windows to front. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

7'4 x 3 (2.24m x 0.91m)

having fully tiled shower cubicle, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



BEDROOM TWO

12'10 x 7'10 (3.91m x 2.39m)

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



BEDROOM THREE

9'8 x 6'3 (2.95m x 1.91m)

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



BATHROOM

7'10 x 4'10 (2.39m x 1.47m)

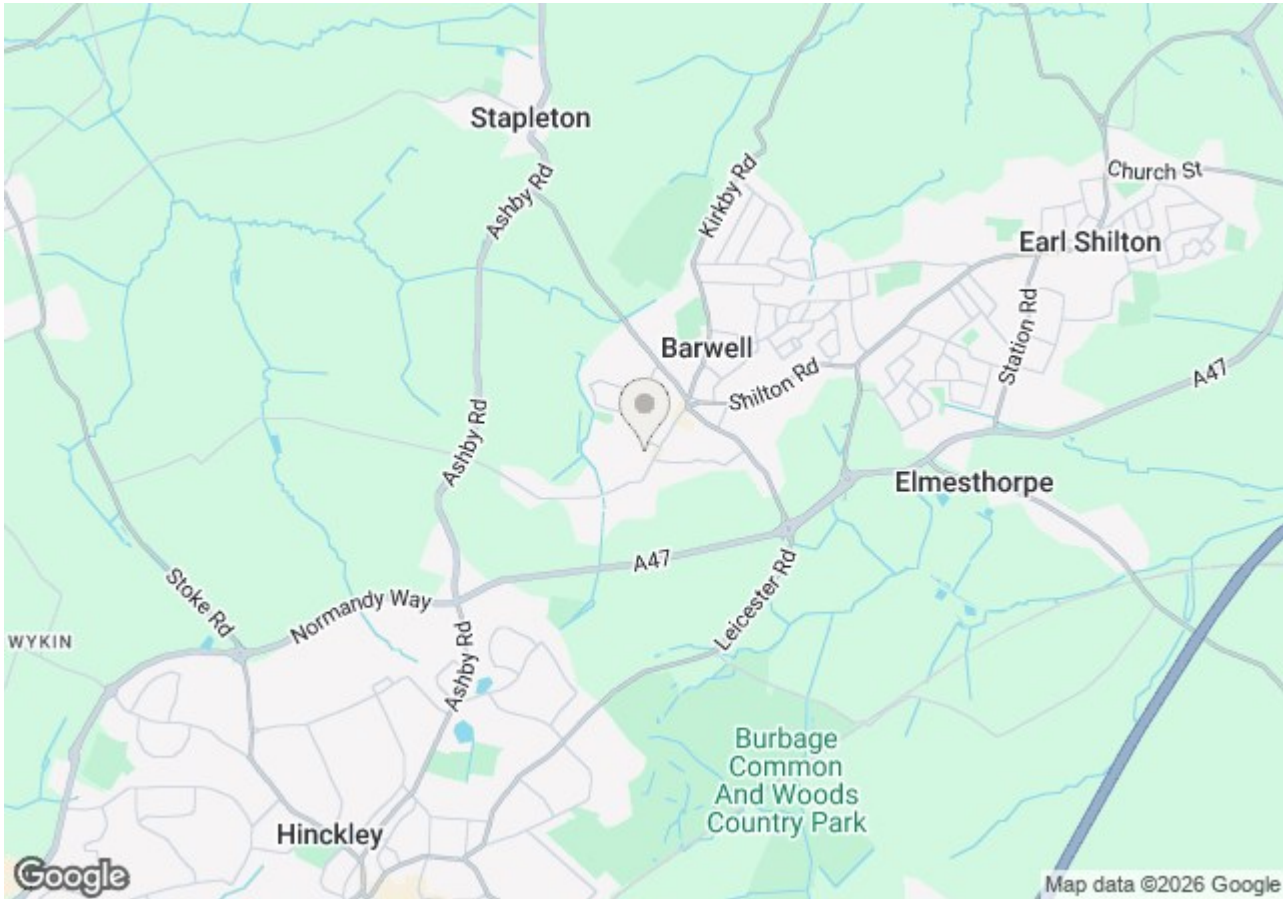
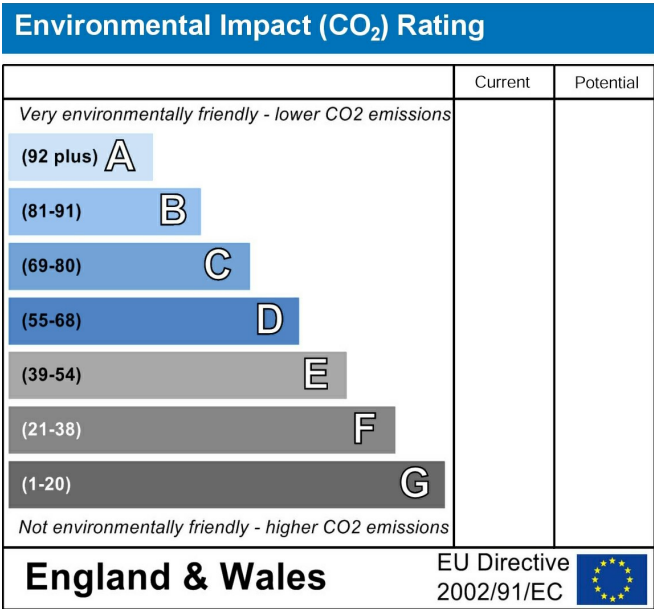
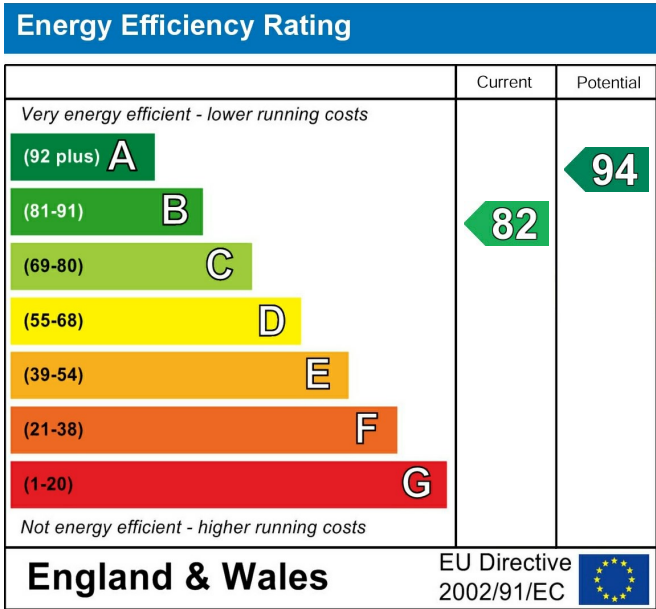
having white suite including panelled bath, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting and extractor fan.



OUTSIDE

There is direct vehicular access to parking. Pedestrian access to the private rear garden with patio area, lawn, mature shrubs and well fenced boundaries.

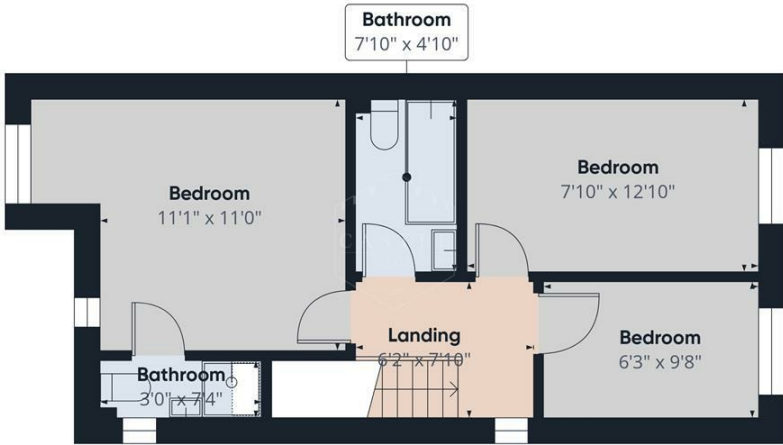




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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⁾
819 ft²

(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
