

# CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A SOUGHT AFTER TOWN CENTRE LOCATION**



**54 ASHBY ROAD  
HINCKLEY LE10 1SL**

**Offers In The Region Of £160,000**

- Lounge To Front
- Separate Utility Room
- Family Bathroom
- Sought After Non Estate Location
- Good Sized Kitchen
- Two Double Bedrooms
- Well Tended Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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**\*\* NO CHAIN \*\*** A well presented mid terrace property situated in popular town centre location, ideal for all local shops, schools, amenities and transport links.

The accommodation enjoys lounge to front, well fitted kitchen and separate utility room. To the first floor there are two double bedrooms and a modern family bathroom. Outside the property has easy to maintain gardens. Viewing essential.

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

Hinckley and Bosworth Borough Council - Band A

### **LOUNGE**

11'11 x 10'10 (3.63m x 3.30m )

having composite double glazed front door, upvc double glazed window, wood effect flooring, central heating radiator and coved ceiling.



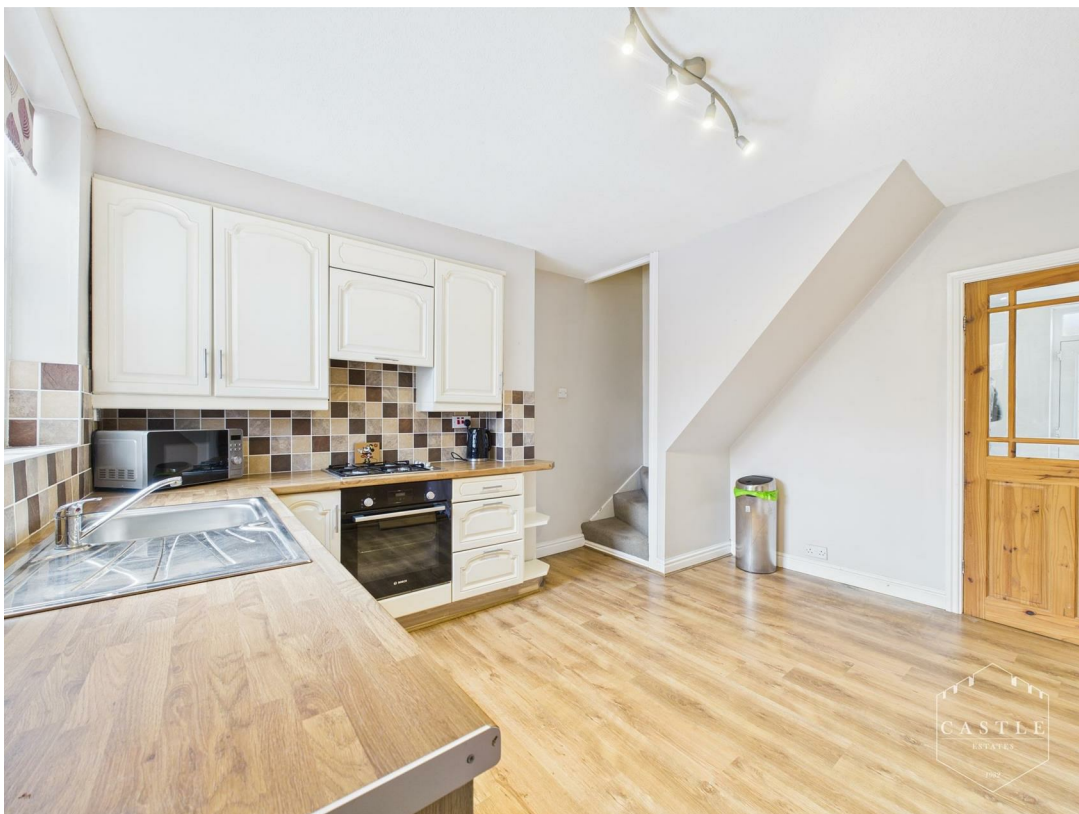




## KITCHEN

12'11 x 11'10 (3.94m x 3.61m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with extractor hood over, central heating radiator, wood effect flooring and upvc double glazed window to rear. Staircase to First Floor Landing.





## UTILITY ROOM

7'11 x 4'7 (2.41m x 1.40m )

having work surfaces with space and plumbing beneath for washing machine and tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, wood effect flooring, central heating radiator, upvc double glazed window and side to door to garden .





## FIRST FLOOR LANDING

having access to the roof space and central heating radiator.

## BEDROOM ONE

12'1 x 11 (3.68m x 3.35m)

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



## BEDROOM TWO

10'2 x 9'2 (3.10m x 2.79m )

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



## BATHROOM

7'10 x 5'3 (2.39m x 1.60m )

having modern white suite including panelled bath with shower over and folding screen, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled walls, wood effect flooring and upvc double glazed window with obscure glass.





## OUTSIDE

A foregarden with hedged front boundary and wrought iron railings to side. Shared pedestrian access to a rear garden with lawned steps down to patio area, well fenced boundaries. Not overlooked to 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		
	69	82

England & Wales

EU Directive 2002/91/EC




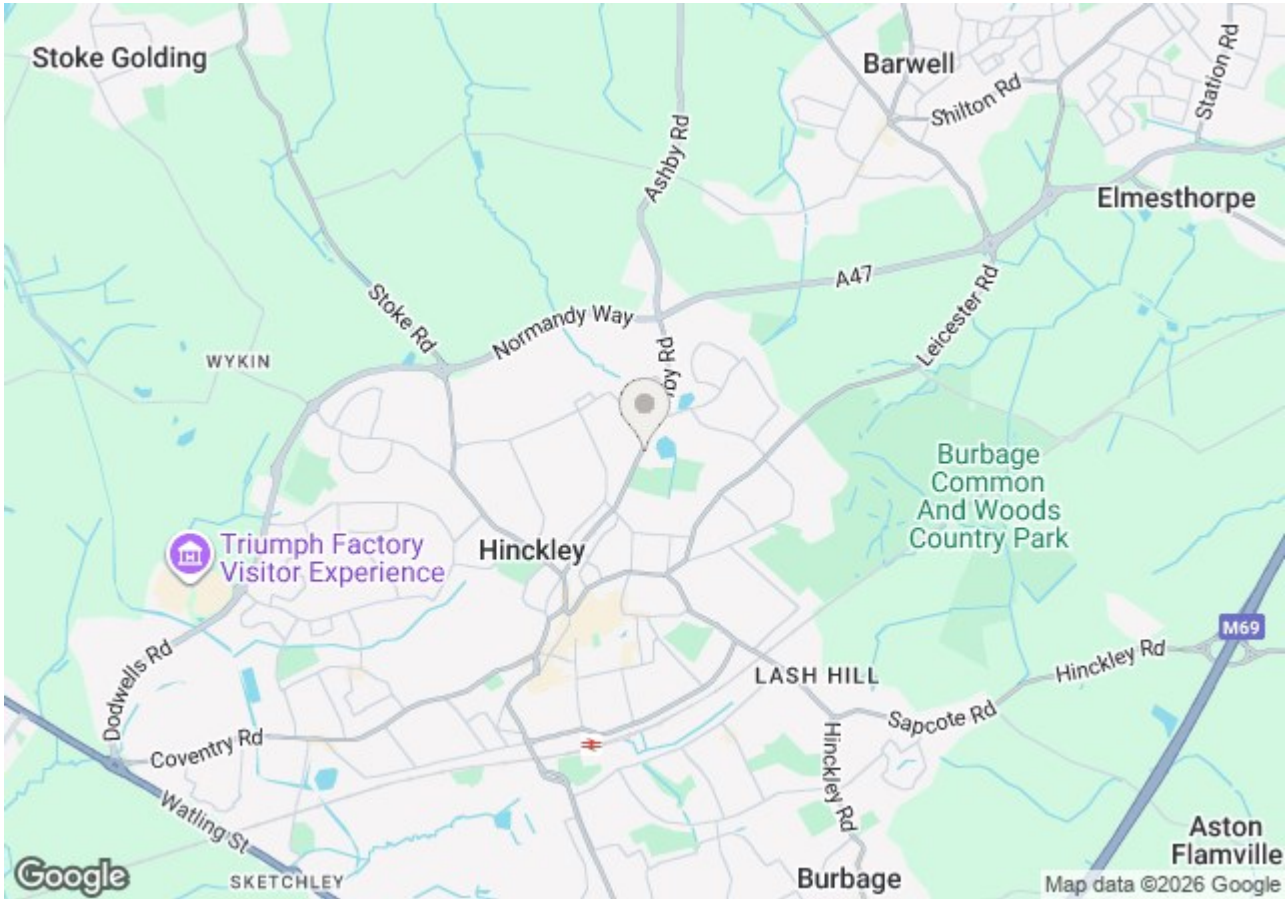
Environmental Impact (CO<sub>2</sub>) Rating


	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		

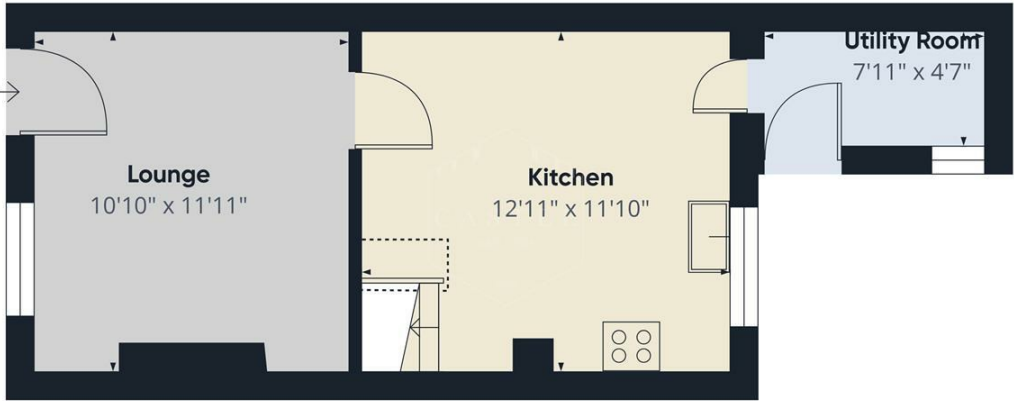
England & Wales

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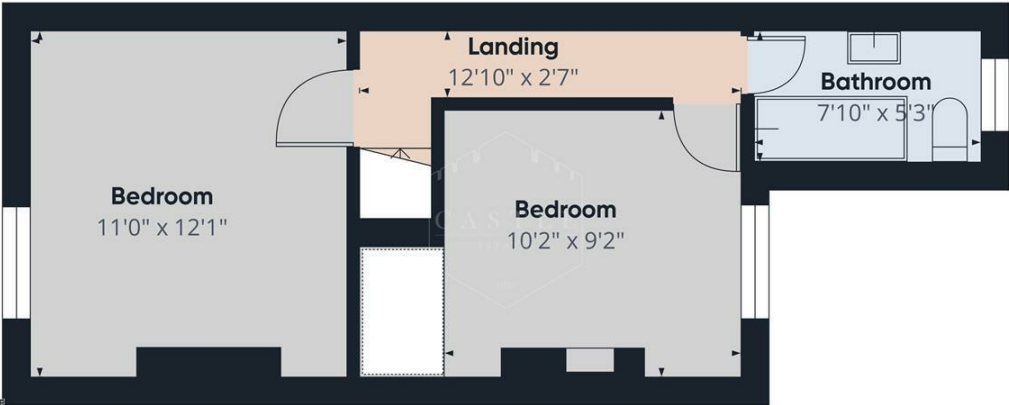




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(92 plus) A		82		(92 plus) A	
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(21-38) F		69		(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
627 ft<sup>2</sup>  
Reduced headroom  
5 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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