

# CASTLE ESTATES

1982

**A GOOD SIZED TRADITIONAL TWO BEDROOMED TERRACE PROPERTY SITUATED  
IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**97 RUGBY ROAD  
HINCKLEY LE10 0QA**

**Offers In The Region Of £180,000**

- Lounge To Front
- Well Fitted Kitchen
- Large Family Bathroom
- Separate Dining Room
- Two Double Bedrooms
- Walled Foregarden & Rear Garden



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www.castles-online.co.uk



This well presented traditional terrace property enjoys many attractive features and viewing is highly recommended.

The accommodation enjoys lounge to front, separate dining room and a well fitted modern kitchen. To the first floor there are two double bedrooms and a contemporary family bathroom. Outside the property has a lawned rear garden.

It is situated in a popular and convenient town centre location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find easy access to the A5, A47 and M69 junctions.

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

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

### **LOUNGE**

11'2" x 11'0" (3.42m x 3.36m )

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





## INNER HALL

Leading to Dining Room.



## DINING ROOM

15'5" x 11'1" (4.72m x 3.40m )

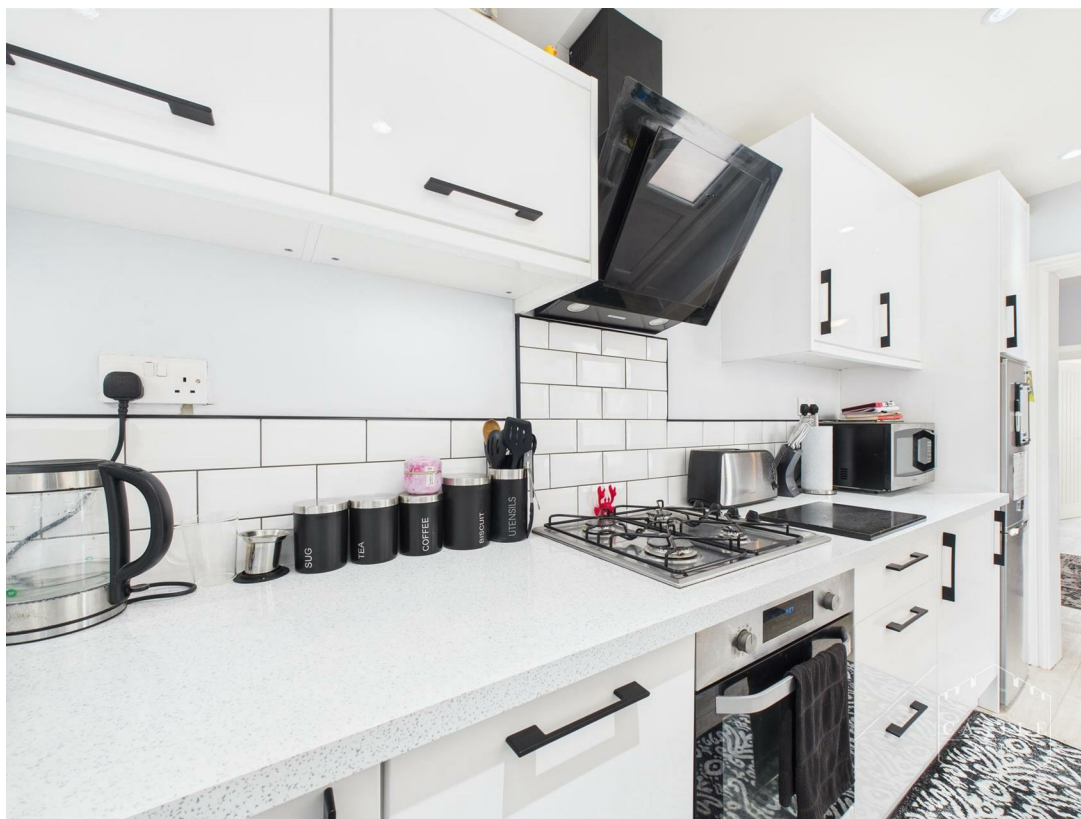
having door leading to staircase with under stairs storage cupboard beneath, central heating radiator and upvc double glazed window to rear. Square archway to Kitchen.



## KITCHEN

13'8" x 6'2" (4.18m x 1.89m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator, inset LED lighting, wood effect flooring, upvc double glazed window and door opening onto Garden.



### **STORE/BOILER ROOM**

6'7" x 2'6" (2.03m x 0.77m )

housing the gas fired boiler for central heating and domestic hot water.

### **FIRST FLOOR LANDING**

12'2" x 2'7" (3.71m x 0.80m )

having access to the roof space and central heating radiator.

### **BEDROOM ONE**

14'9" x 11'2" (4.50m x 3.42m )

having two upvc double glazed windows to front, central heating radiator and wood effect flooring.







## BEDROOM TWO

12'2" x 11'6" (3.72m x 3.52m )

having upvc double glazed window to rear, central heating radiator, tv aerial point and wood effect flooring.



## BATHROOM

9'11" x 9'8" (3.04m x 2.97m )

having contemporary white suite including panelled bath, separate shower cubicle, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, wood effect flooring, chrome heated towel rail, extractor fan and upvc double glazed window with obscure glass.





## OUTSIDE

A walled foregarden. Shared access to a lawn rear garden with patio area, fenced boundaries and rear gate to Parking.





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		
	57	85

England & Wales

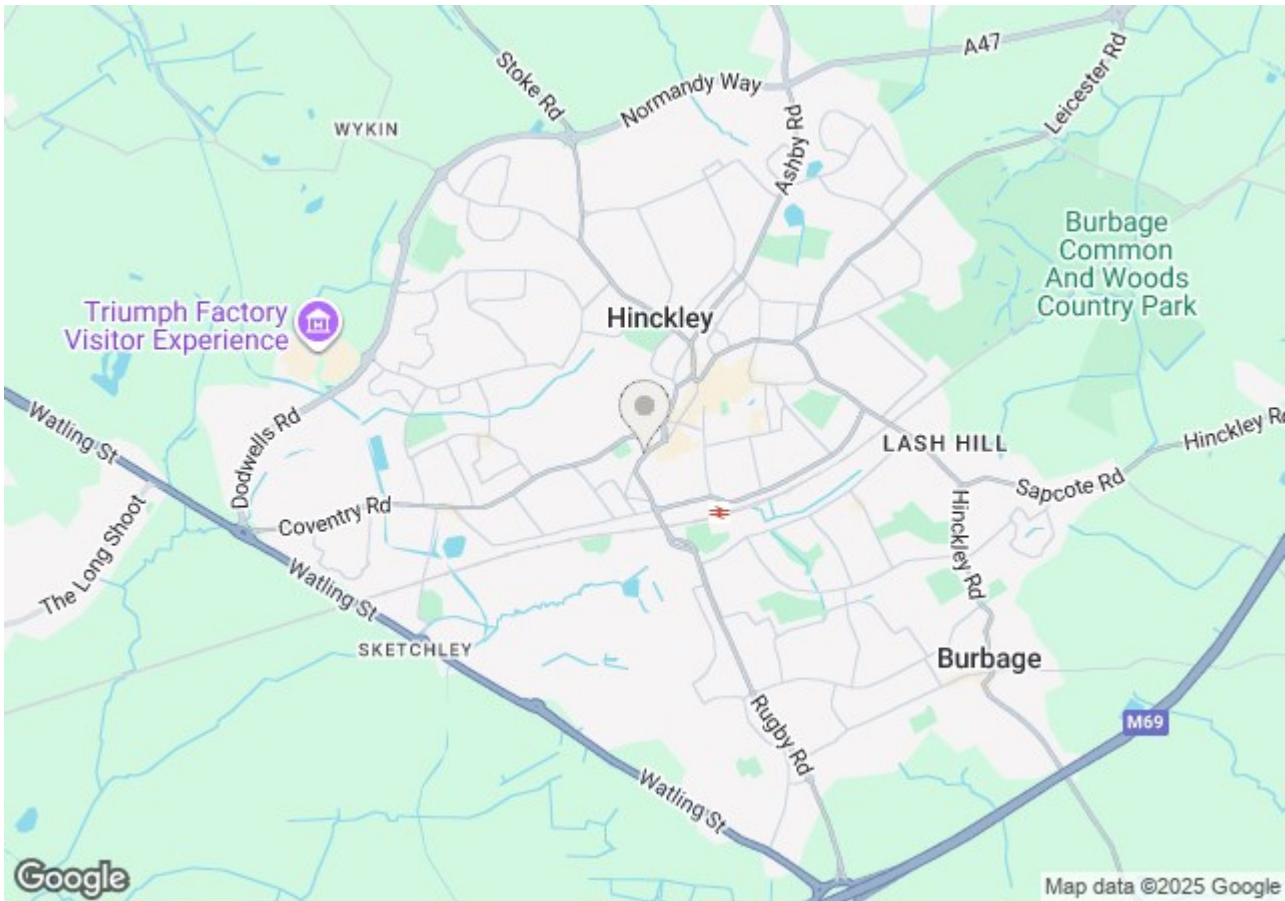
EU Directive 2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
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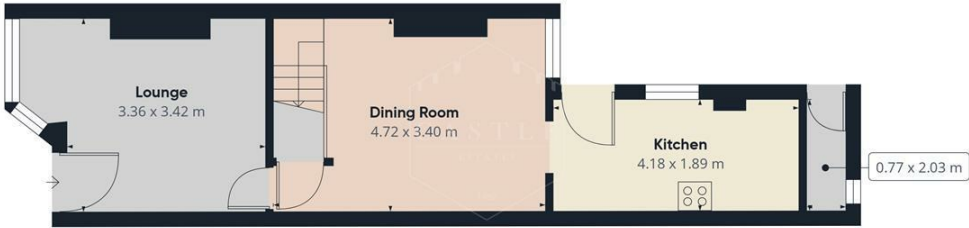
England & Wales

EU Directive 2002/91/EC

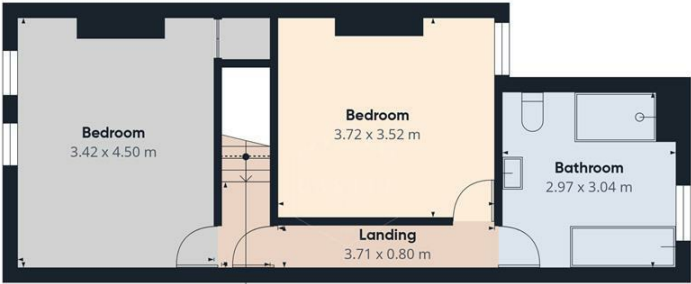


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Floor 0



Landing  
0.83 x 1.64 m

Floor 1

Approximate total area<sup>(1)</sup>  
79 m<sup>2</sup>

(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

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