

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED PROPERTY SITUATED  
IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



## **5 GOLD CLOSE HINCKLEY LE10 0GY**

**Offers In The Region Of £230,000**

- Entrance Hall With Guest Cloakroom
- Well Fitted Kitchen
- Attractive Lounge Opening Onto Garden
- Three Bedrooms
- Family Bathroom
- Ample Off Road Parking
- Easy To Maintain Gardens
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This well presented semi detached property enjoys many attractive features and viewing is highly recommended.

The accommodation consists of entrance hall with guest cloakroom, well fitted kitchen and attractive lounge opening onto the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside the property has off road parking and easy to maintain gardens.

It is situated in a popular and convenient location within walking distance of local 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 C (Freehold).

### **ENTRANCE HALL**

16'4 x 6'9 (4.98m x 2.06m )

having composite front door, upvc double glazed window to side, wood effect flooring, central heating radiator and spindle balustraded staircase to First Floor Landing.



## GUEST CLOAKROOM

5'8 x 2'10 (1.73m x 0.86m )

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



CASTLE  
PROPERTY

**KITCHEN**

11'10" x 8'10" (3.61m x 2.69m )

having an attractive 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 cooker hood over, space and plumbing for washing machine and tumble dryer, space for fridge freezer, central heating radiator and upvc double glazed window to front.



## LOUNGE

16 x 12'5 (4.88m x 3.78m )

having central heating radiator, under stairs storage, upvc double glazed window to rear and French doors opening onto Garden.





**FIRST FLOOR LANDING**

7 x 3'10 (2.13m x 1.17m )

having spindle balustrading and access to the roof space.

**BEDROOM ONE**

13'6 x 8'11 (4.11m x 2.72m )

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



**BEDROOM TWO**

10'10 x 7 (3.30m x 2.13m )

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



**BEDROOM THREE**

9'3 x 6'10 (2.82m x 2.08m )

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



## BATHROOM

6'9 x 5'5 (2.06m x 1.65m )

having white suite including panelled bath with shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail, extractor fan, ceramic tiled splashbacks, built in storage cupboard and upvc double glazed window with obscure glass to front.




**OUTSIDE**


There is direct vehicular access to parking. Pedestrian access to a fully enclosed, easy to maintain rear garden with patio area, artificial lawn and well fenced boundaries.

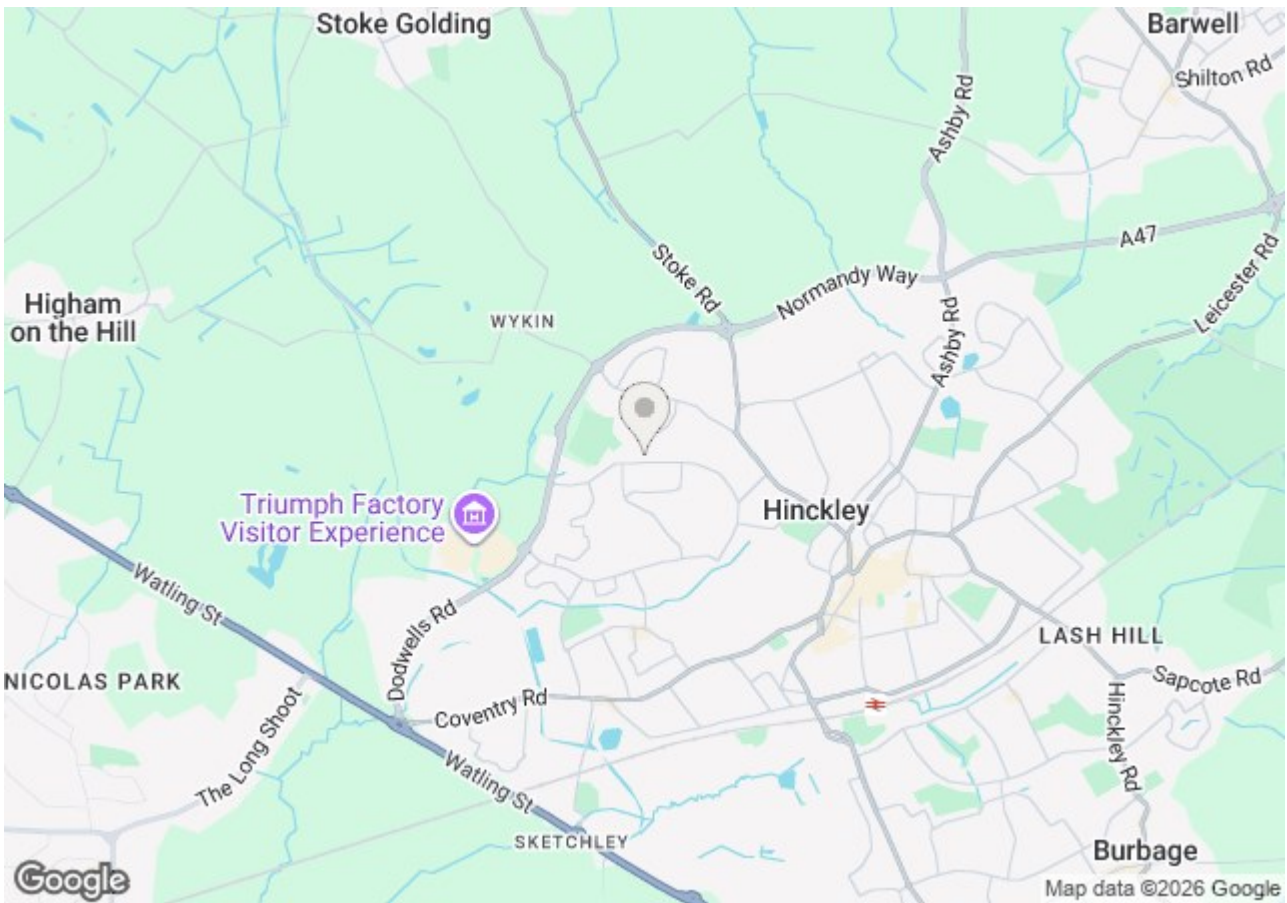


### Energy Efficiency Rating

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

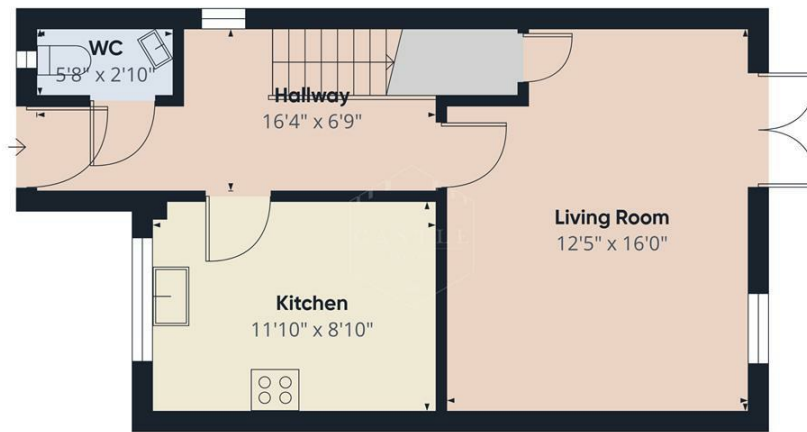
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
766 ft<sup>2</sup>

(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.

GIRAFFE360



## **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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