CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH AMPLE PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



74 HEREFORD CLOSE
BARWELL LE9 8HP

Offers Over £235,000

- Entrance Hall
- Spacious Lounge/Dining Room
- Bathroom & Separate W.C.
- Integral Garage
- Popular Residential Location
- Kitchen To Front
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Mature Lawned Gardens
- NO CHAIN - VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** This spacious semi detached property enjoys entrance hall, attractive kitchen to front and a spacious lounge/dining room opening onto private rear garden. To the first floor there are three good sized bedrooms, bathroom and separate w.c. Outside the property has off road parking leading to garage, lawned gardens front and rear.

It is situated in a popular and convenient location, ideal for all local shops, 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 B (Freehold).

ENTRANCE HALL

9'4 x 3'4 (2.84m x 1.02m)
having upvc double glazed front door with obscure leaded light window and central heating radiator.



KITCHEN

10'5 x 8 (3.18m x 2.44m)

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 cooker hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine and upvc double glazed window to front.





LOUNGE/DINING ROOM

19'4 x 12'7 (5.89m x 3.84m)

having feature fireplace with inset fire, tv aerial point, two central heating radiators, upvc double glazed window to rear and door opening onto Garden. Feature 'dog leg' staircase to First Floor Landing.









FIRST FLOOR LANDING

having access to the roof space and built in storage cupboard.

BEDROOM ONE

10'4 x 10 (3.15m x 3.05m)
having range of fitted furniture including wardrobes, bridging unit over bed, side bedside cabinets and dressing table, central heating radiator and upvc double glazed window to rear.





BEDROOM TWO

12'6 x 8'10 (3.81m x 2.69m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

10'9 x 6'6 (3.28m x 1.98m)
having central heating radiator and upvc double glazed window to front.



BATHROOM

8 x 4'11 (2.44m x 1.50m)

having panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., chrome heated towel rail, fully tiled walls and upvc double glazed window with obscure glass to front.



SEPARATE W.C.

having low level w.c., wash hand basin, fully tiled walls and upvc double glazed window with obscure glass to front.



OUTSIDE

There is direct vehicular access over a driveway with standing for car leading to GARAGE with up and over door, power and light. A lawned foregarden and shrubs. Pedestrian access to a fully enclosed, generally private rear garden with patio area, lawn, greenhouse, well fenced and hedged boundaries.








CASTLE ESTATES
FOR SALE
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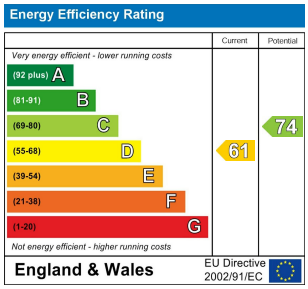
Energy Efficiency Rating

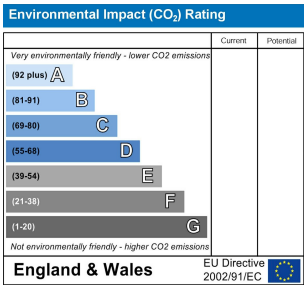
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) 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	EU Directive 2002/91/EC	









Floor 0



Floor 1



Approximate total area(1)

791 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.

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