

CASTLE ESTATES

1982

AN ATTRACTIVE TWO DOUBLE BEDROOM TRADITIONAL SEMI-DETACHED PROPERTY IN POPULAR AND CONVENIENT TOWN CENTRE LOCATION.



1 THE NARROWS HINCKLEY LE10 1EH

£950 PCM

- Canopy Porch
- Dining Room To Rear
- Refitted Shower Room
- Rear Courtyard
- Attractive Lounge To Front
- Well Fitted Kitchen
- Two First Floor Bedrooms
- Sought After Town Centre Location



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An attractive and well-presented, traditional two double bedroom semi-detached property, ideally situated in a popular and convenient town centre location in Hinckley.

The accommodation comprises a welcoming lounge, separate dining room, kitchen and ground floor shower room.

Ideally positioned within easy walking distance of Hinckley town centre, the property offers convenient access to a wide range of local shops, amenities, restaurants and transport links. Available from early November!

VIEWING

By arrangement through the Agents.

DESCRIPTION

This is a fantastic opportunity to rent this spacious two bedroomed semi detached property situated in a popular town centre location. The accommodation enjoys spacious lounge, separate dining room, kitchen and a ground floor bathroom. To the first floor there are two good sized bedrooms. Outside to the rear is a small courtyard.

More specifically the gas fired centrally heated and double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Brough Council - Band A.

CANOPY PORCH

having open pitched and tiled canopy, hardwood panelled and glazed front door leading to Lounge.

LOUNGE

11'11" x 11'3" (3.64m x 3.44m)

having feature fireplace with wrought iron surround, tiled hearth and back with black log effect stove, meter cupboard, central heating radiator, tv aerial point and upvc double glazed window to front.



INNER LOBBY

having under stairs storage cupboard with fitted shelving.

DINING ROOM

12'3" x 11'9" (3.75m x 3.60m)

having central heating radiator and staircase to the first floor landing.



KITCHEN

11'6" x 6'4" (3.52m x 1.94m)

having an attractive range of beech finish units including ample base units, drawers and wall cupboards, contrasting work surfaces and inset single drainer sink with mixer tap, built in single fan assisted oven and gas hob, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water, ceramic tiled flooring, inset ceiling lighting and upvc double glazed door to outside.



SHOWER ROOM

8'11" x 6'3" (2.72m x 1.92m)

having white suite including fully tiled shower cubicle, pedestal wash hand basin, low level w.c., inset ceiling lighting, central heating radiator, ceramic tiled splashbacks and flooring.



FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

12'3" x 11'9" (3.75m x 3.59m)
having central heating radiator.



BEDROOM TWO

11'11" x 11'5" (3.65m x 3.48m)

having original white case iron fireplace, central heating radiator and built in wardrobe over the stairs.



OUTSIDE

The property is set well back from the road having a full width tarmac foregarden. A timber gate and stoned pathway leads to down the side of the property. Adjacent to the rear of the house is a paved rear courtyard.

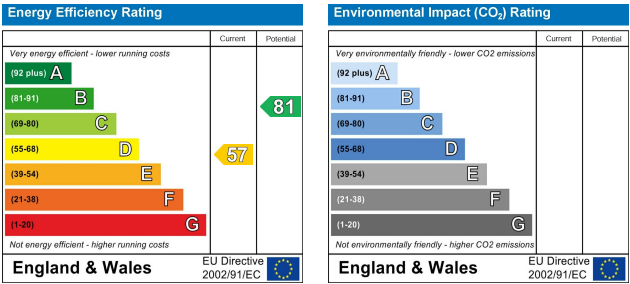
Energy Efficiency Rating

	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	81
England & Wales	EU Directive 2002/91/EC 	

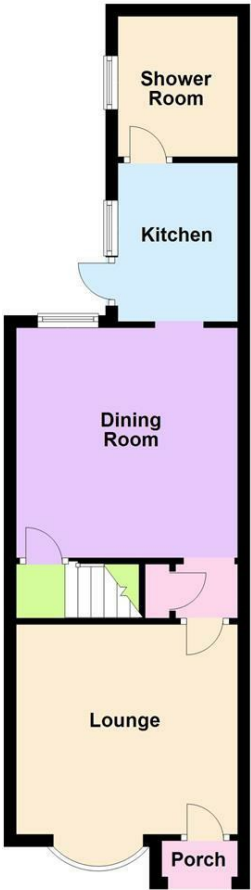
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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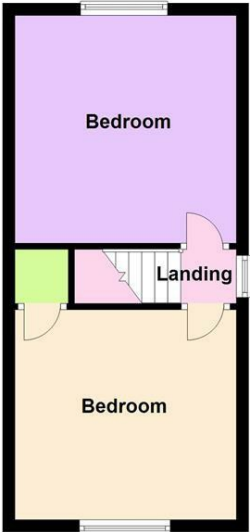




Ground Floor
Approx. 41.6 sq. metres (448.0 sq. feet)



First Floor
Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 71.8 sq. metres (772.4 sq. feet)

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
