CASTLE ESTATES

1982

A WELL PRESENTED TRADITIONAL THREE BEDROOMED TERRACE PROPERTY SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



13 ALBERT ROAD
HINCKLEY LE10 1PL

Offers In The Region Of £200,000

- NO CHAIN
- Attractive Lounge To Front
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Lawned Rear Garden
- VIEWING ESSENTIAL
- Separate Dining Room
- Utility Room & Separate W.C.
- Family Bathroom
- Popular Town Centre Location

CASTLE ESTATES 1982

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www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** This well presented traditional terrace property 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 the A47, A5 and M69 junctions close by making travelling to further afield excellent.

The accommodation enjoys attractive lounge to front, separate dining room, well fitted kitchen, utility room and separate w.c. To the first floor there are three bedrooms and a family bathroom. Outside the property has shared access to a lawned rear garden.

COUNCIL TAX BAND & TENURE

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

LOUNGE

13'8 x 12'6 (4.17m x 3.81m)
having composite front door, upvc double glazed bay window to front, feature fireplace with open fire facility, central heating radiator and tv aerial point.





DINING ROOM

12'3 x 11'3 (3.73m x 3.43m)
having central heating radiator, original tiled flooring, under stairs storage and upvc double glazed French doors opening onto Garden. Square arch to Kitchen.





KITCHEN

11'10 x 6'3 (3.61m x 1.91m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for fridge freezer, wood effect flooring, inset LED lighting and two upvc double glazed windows to side.





UTILITY ROOM

5'5 x 3'8 (1.65m x 1.12m)

having fly over work surface with space and plumbing beneath for washing machine, gas fired boiler for central heating and domestic hot water and upvc double glazed door to Garden.



SEPARATE W.C.

5'5 x 2'4 (1.65m x 0.71m)
having low level w.c., vanity unit with wash hand basin, wood effect flooring, central heating radiator and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

11'10 x 2'7 (3.61m x 0.79m)
having access to the roof space.

BEDROOM ONE

12'5 x 11'5 (3.78m x 3.48m)

having feature original fireplace, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

9'4 x 8'3 (2.84m x 2.51m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

11'5 x 6'4 (3.48m x 1.93m)

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



BATHROOM

6'11 x 5'9 (2.11m x 1.75m)

having bath with shower over and screen, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, inset LED lighting, chrome heated towel rail and wood effect flooring.



OUTSIDE

Shared access to a rear garden with patio/courtyard area, lawn, shrub borders, walled and fenced boundaries.



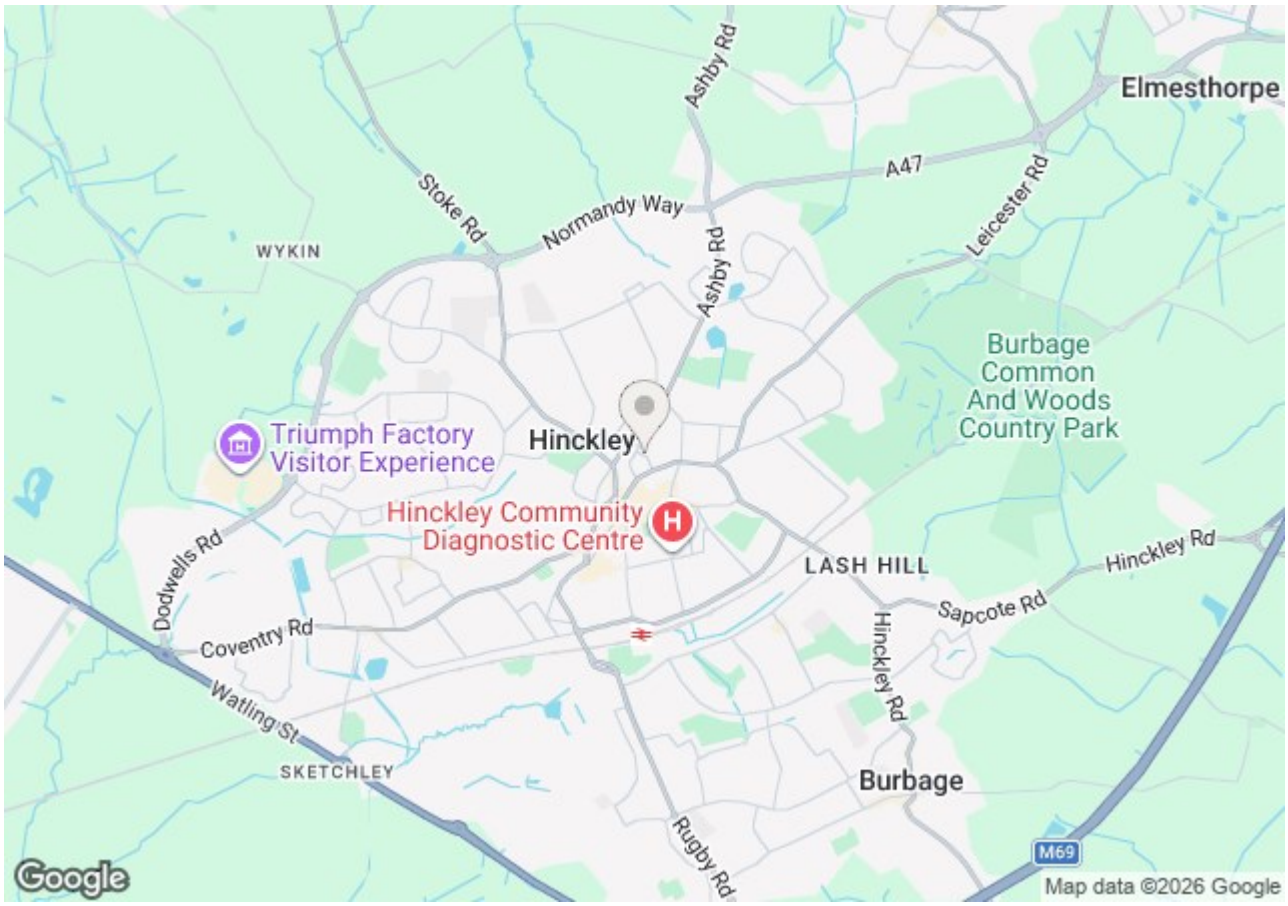


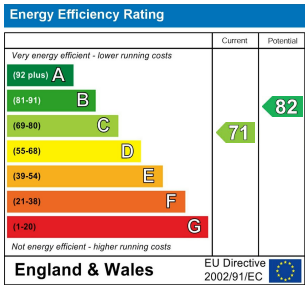
Energy Efficiency Rating

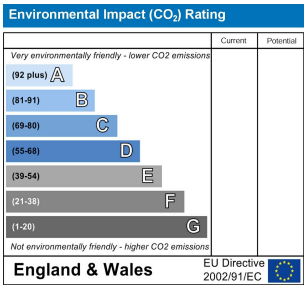
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

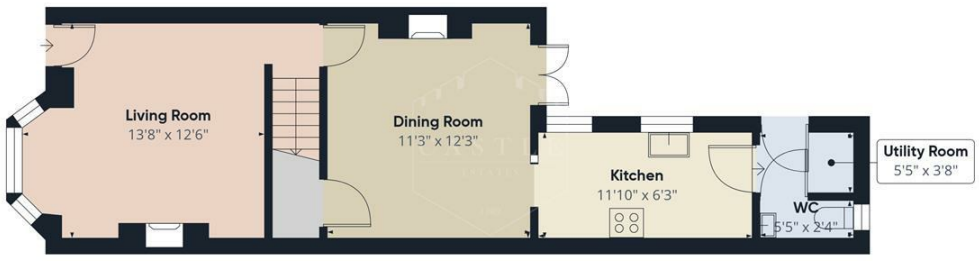
Environmental Impact (CO_2) Rating

	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]

804 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