

CASTLE ESTATES

1982

**A TRADITIONAL TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A
CONVENIENT TOWN CENTRE LOCATION**



**21 STATION ROAD
EARL SHILTON LE9 7GE**

Offers In The Region Of £170,000

- Lounge To Front
- Kitchen
- Sizeable Family Bathroom
- Gardens Front & Rear
- Separate Dining Room
- Two Double Bedrooms
- Second Floor Attic Hobbies Room
- Convenient Town Centre Location



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www.castles-online.co.uk



This traditional mid terrace property is situated in a convenient town centre location, close to all local shops, schools and amenities. Those needing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation consists of lounge to front, separate dining room and kitchen. To the first floor there are double bedrooms and sizeable family bathroom. Outside the property has a lawned rear garden.

COUNCIL TAX BAND & TENURE

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

LOUNGE

12'11 x 12 (3.94m x 3.66m)

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



DINING ROOM

13'3 x 11'10 (4.04m x 3.61m)

having upvc double glazed window to rear, wood effect flooring and central heating radiator. Door way leading to First Floor Landing.



KITCHEN

12'4 x 6'2 (3.76m x 1.88m)

having range of fitted units including base units, drawers and wall cupboards, matching work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, built in oven, ceramic hob with cooker hood over, integrated dishwasher, space for fridge freezer, central heating radiator, upvc double glazed window with obscure glass and upvc double glazed door to Garden.



FIRST FLOOR LANDING

leading to

BEDROOM ONE

14'2 x 12 (4.32m x 3.66m)

having upvc double glazed window to front, original feature fireplace, central heating radiator, tv aerial point and built in under stairs storage.



BEDROOM TWO

11'11" x 11'3" (3.63m x 3.43m)

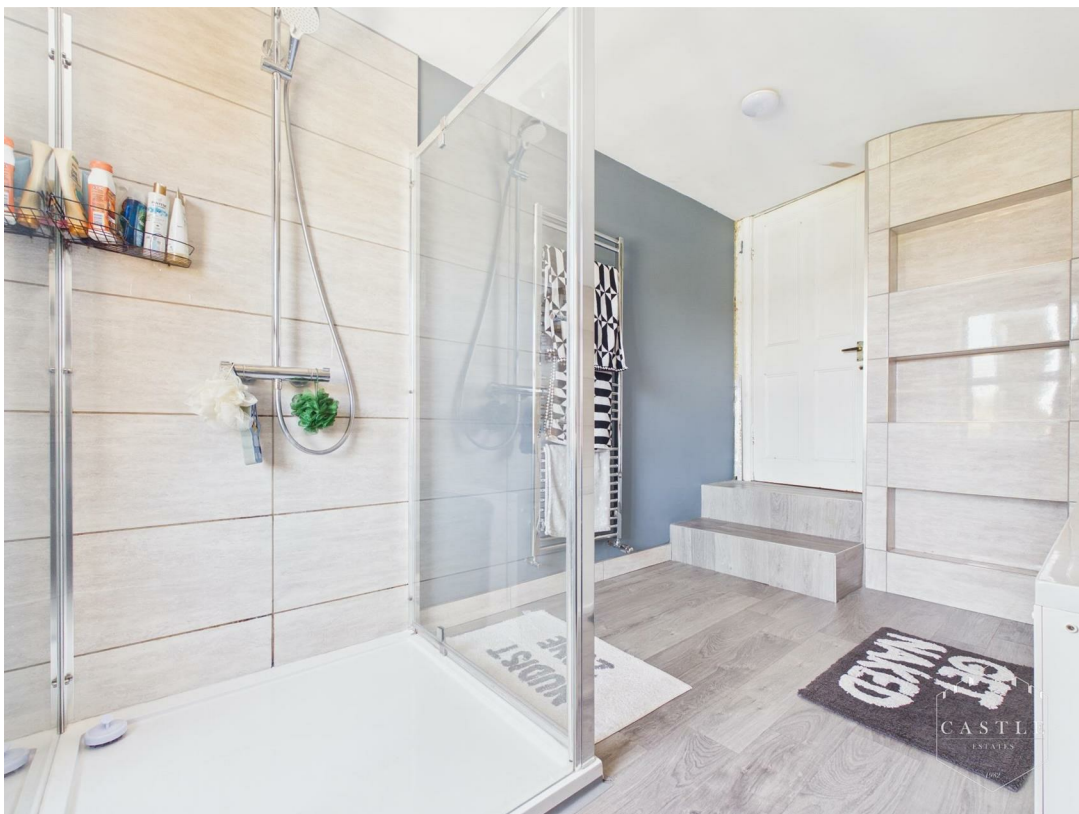
having upvc double glazed window to rear, original feature fireplace, wood effect flooring and central heating radiator.



FAMILY BATHROOM

11'8 x 7'9 (3.56m x 2.36m)

having panelled bath, vanity unit with wash hand basin, low level w.c., separate shower cubicle with rain shower over and handheld, chrome heated towel rail, ceramic tiled splashbacks, wood effect flooring and upvc double glazed window to rear.

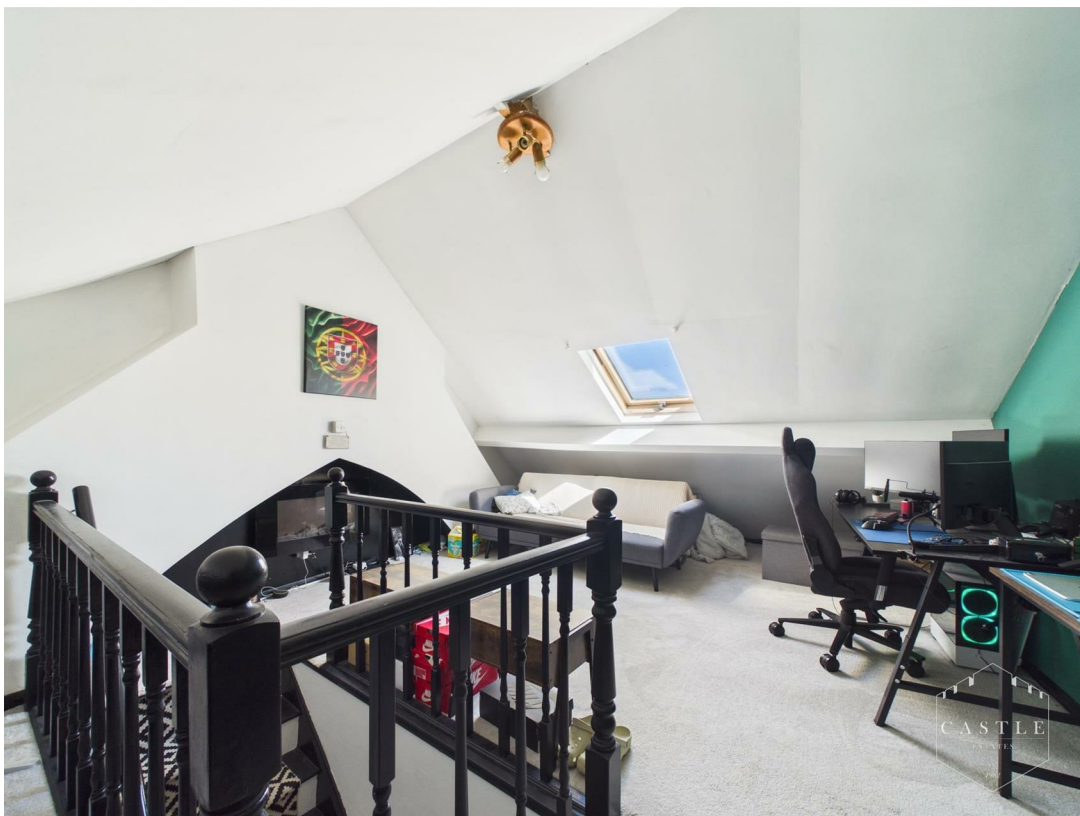


SECOND FLOOR LANDING

OCCASIONAL BEDROOM/HOBBIES ROOM

21'3 x 14'2 (6.48m x 4.32m)

having spindle balustrading and vellux roof light.




OUTSIDE


A paved foregarden. Shared pedestrian access to a rear courtyard area with OUTBUILDING. A lawned garden with fenced boundaries.

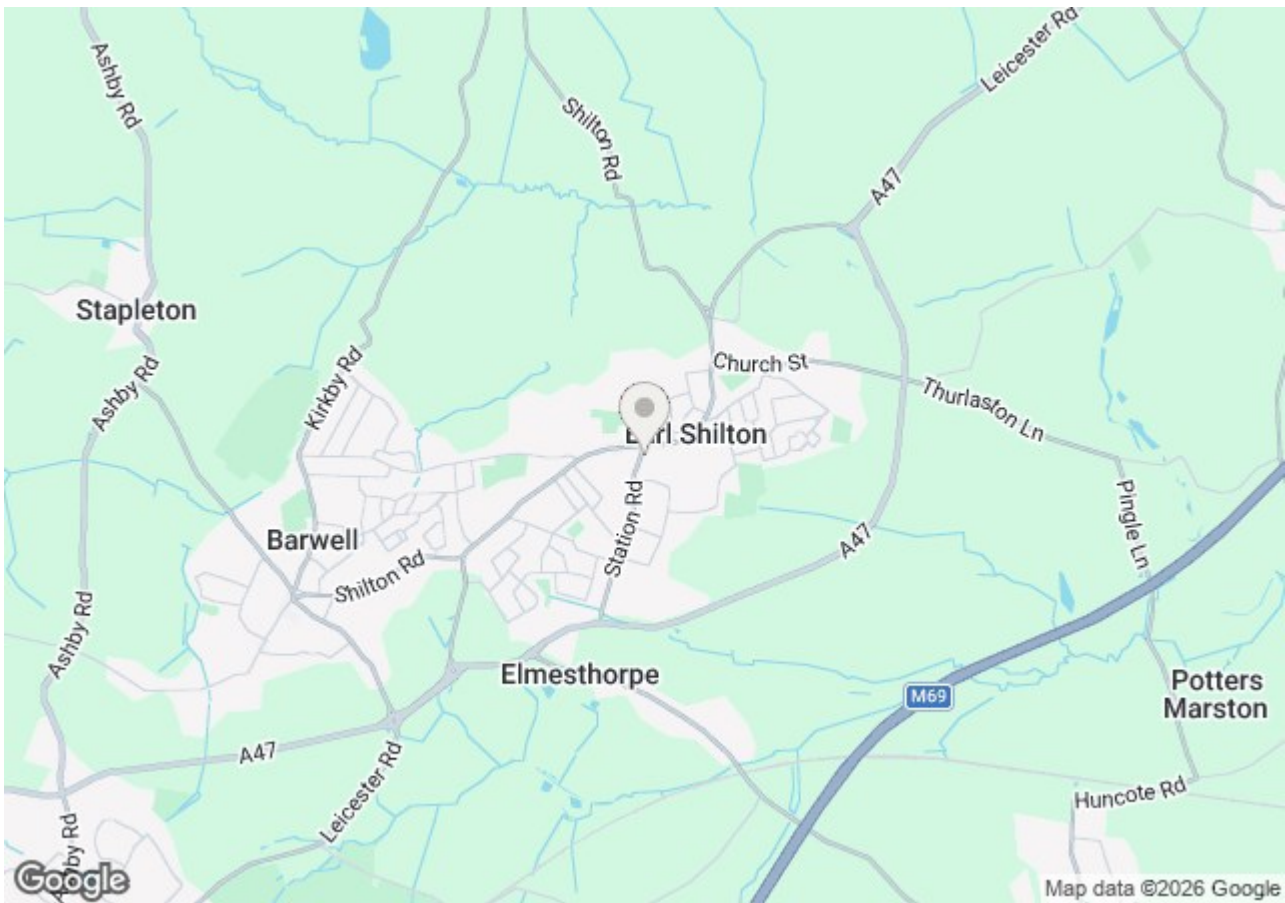


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1158 ft²
Reduced headroom
149 ft²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft

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
