

CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED SEMI DETACHED PROPERTY SITUATED
IN A SOUGHT AFTER RESIDENTIAL LOCATION**



**11 FRESWICK CLOSE
HINCKLEY LE10 0RW**

£900 PCM

- COUNCIL TAX BAND B
- Well Fitted Kitchen
- Family Bathroom
- VIEWING ESSENTIAL
- Attractive Lounge
- Two Good Sized Bedrooms
- Ample Off Road Parking
- Lawned Gardens To Front & Rear



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A well-presented two-bedroom semi-detached property situated in a sought-after residential location in Hinckley, offering comfortable accommodation and ample off-road parking.

The property briefly comprises an entrance hall, lounge and fitted kitchen. To the first floor are two bedrooms and a family bathroom.

Situated on Freswick Close, Hinckley, the property is conveniently positioned for local amenities and transport links. Available now!

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Hinckley along Coventry Road and take the right turn into Sunnydale Road. Continue over the island onto Brodrick Road. At the T junction with Roston Drive, turn left and then right into Cromarty Drive. Second left into Crosskirk Road and right into Freswick Close.

DESCRIPTION

This well presented semi detached property stands on a good sized plot with ample off road parking for up to three cars. Lawned gardens to the front and rear.

The accommodation enjoys entrance hall, attractive lounge, well fitted kitchen, two good sized bedrooms and a modern family bathroom.

It is situated in a quiet cul-de-sac on the outskirts of Hinckley, ideally placed for those persons who need to commute via the A47 Northern Perimeter Road to the A5 and M69 junctions, therefore, making travelling to Leicester, Nuneaton, Coventry and surrounding urban areas very good indeed. Hinckley town centre is approximately one and half miles away with its shops, schools and amenities.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

ENTRANCE HALL

10'5" x 5'10" (3.2m x 1.8m)

having composite double glazed front door with coloured leaded lights, central heating radiator and telephone point. Spindle balustraded staircase to the first floor landing with useful storage beneath.



LOUNGE

15'5" x 12'5" (4.7m x 3.8m)

having useful understairs storage, central heating radiator and tv aerial point. Double glazed patio doors opening onto the rear garden.



KITCHEN

9'10" x 5'10" (3m x 1.8m)

having range of modern fitted grey units including base units, drawers and wall cupboards, dark grey mottled granite effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsing bowl, space and plumbing for washing machine, space for fridge, space for electric cooker, extractor fan, spot lighting, central heating radiator, vinyl flooring, recently replaced gas fired boiler for central heating and domestic hot water.



KITCHEN



FIRST FLOOR LANDING

having spindle balustrading and built in linen cupboard.

BEDROOM ONE

12'1" x 9'10" (3.7m x 3m)

having central heating radiator.



BEDROOM TWO

12'5" x 6'2" (3.8m x 1.9m)
having central heating radiator.



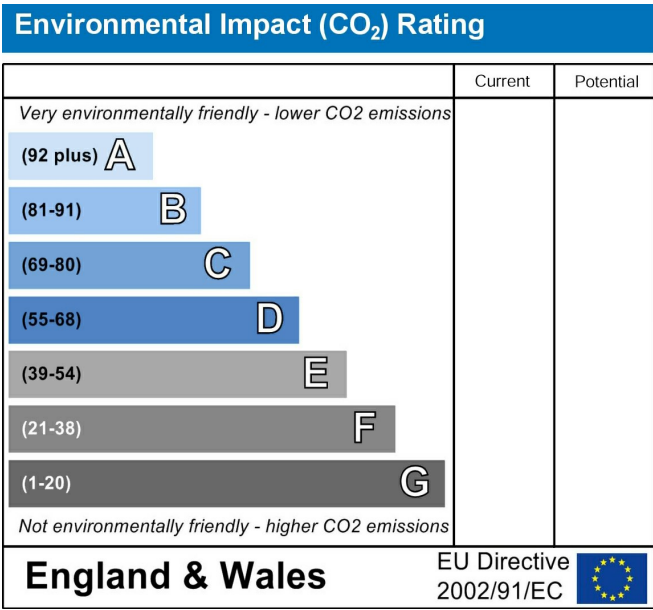
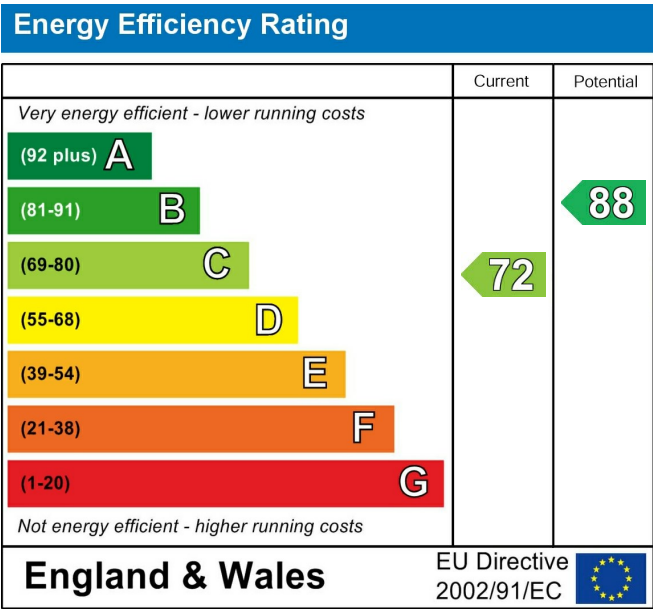
BATHROOM

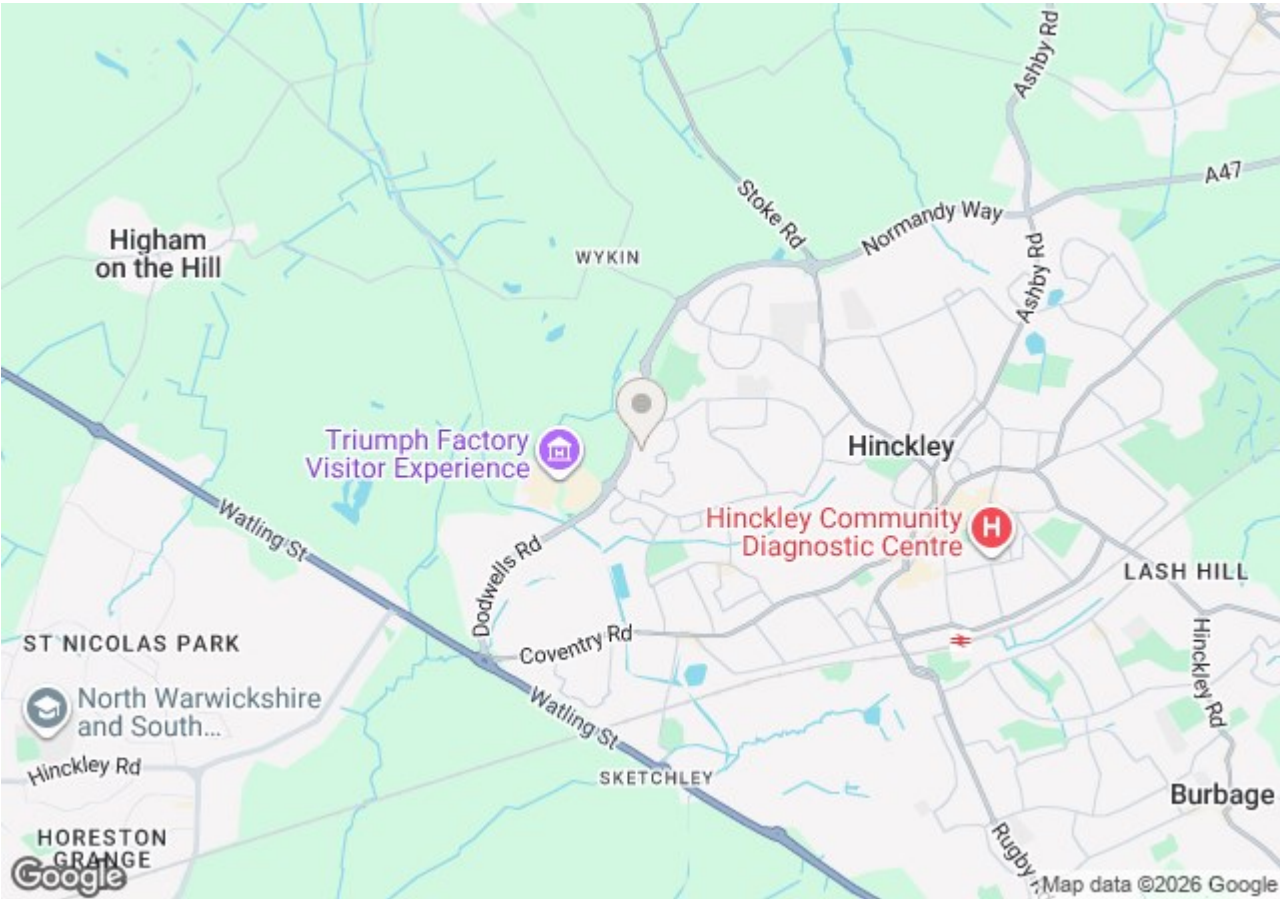
6'2" x 5'10" (1.9m x 1.8m)
having white suite including panelled bath with shower over, rail and curtain, low level w.c., pedestal wash hand basin, central heating radiator and extractor fan.



OUTSIDE

There is direct vehicular access over a paved driveway with standing for up to three cars. A lawned foregarden. A fully enclosed lawned rear garden with well fenced boundaries, mature trees and shrubs. Garden shed and bin area.





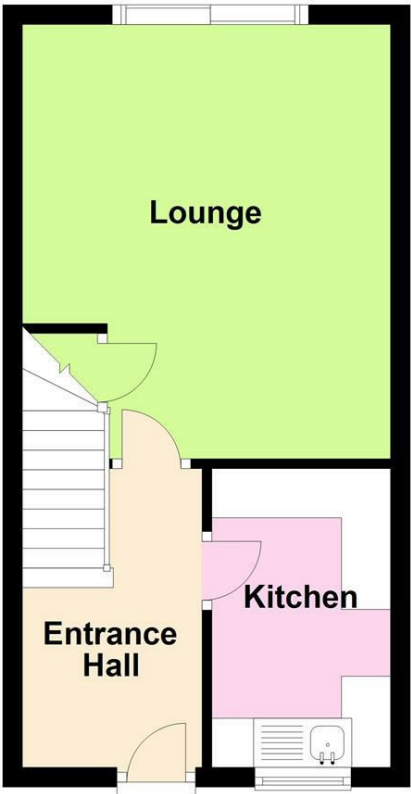
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20)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

72

88

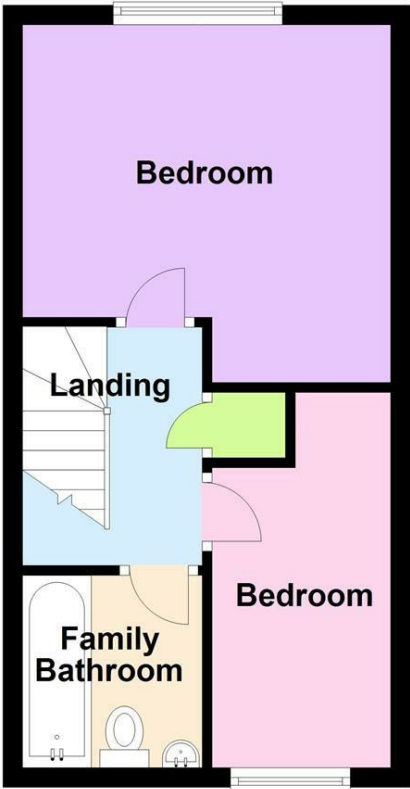
Ground Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 56.7 sq. metres (610.3 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
