CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED SEMI DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



46 ELWELL AVENUE
BARWELL LE9 8FH

Offers Over £250,000

- Entrance Hall
- Utility Room
- Attractive Lounge/Dining Room Opening Onto Garden
- Family Bathroom
- Lawned Rear Garden
- Newly Fitted Kitchen
- Guest Cloakroom
- Three Good Sized Bedrooms
- Ample Parking & Integral Garage
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

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

This well presented semi detached family residence is situated in a popular and convenient residential location, close to 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.

The accommodation enjoys entrance hall, newly fitted kitchen, separate laundry room with guest cloakroom off and an attractive lounge opening onto rear garden. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to integral garage and a lawned rear garden.

The property benefits from Tado fully integrated home central heating system, new electric switch board and electric car charger.

COUNCIL TAX BAND & TENURE

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

INNER HALL

8'10 x 2'11 (2.69m x 0.89m)
composite front door with leaded lights and obscure glass, coved ceiling, central heating radiator and wood effect flooring. Square archway to Kitchen.



KITCHEN

8'10 x 8'1 (2.69m x 2.46m)

attractive range of newly fitted contemporary Shaker style units including base units, drawers and wall cupboards, quartz work surfaces with inset Belfast sink with hot tap, ceramic tiled splashbacks, built in oven, gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, wood effect flooring, coved ceiling and upvc double glazed window to front.



LAUNDRY ROOM

7'11 x 5'3 (2.41m x 1.60m)

fly over work surface with space and plumbing beneath for washing machine and tumble dryer, coved ceiling and wood effect flooring.



GUEST CLOAKROOM

5'2 x 3'10 (1.57m x 1.17m)

low level w.c., pedestal wash hand basin, heated towel rail and wood effect flooring.

LOUNGE/DINING ROOM

20'3 x 11'4 (6.17m x 3.45m)

feature wall with wall mounted tv aerial point, two central heating radiators, wood effect flooring, upvc double glazed window to rear and French doors opening onto Garden. Feature staircase to First Floor Landing.







FIRST FLOOR LANDING

6'11 x 3'3 (2.11m x 0.99m)
access to the roof space.

BEDROOM ONE

11'2 x 9 (3.40m x 2.74m)

built in wardrobe, central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM TWO

10'3 x 8'5 (3.12m x 2.57m)
built in storage, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

8'6 x 7'7 (2.59m x 2.31m)

feature wall, built in storage, central heating radiator and upvc double glazed window to rear.



BATHROOM

9'7 x 6'6 (2.92m x 1.98m)

panelled bath, separate shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, coved ceiling and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a pebbled driveway with standing for several cars leading to GARAGE (8'9 X 6'11) with new up and over door. Pedestrian access to a fully enclosed lawned rear garden with patio area, mature shrubs and well fenced boundaries.



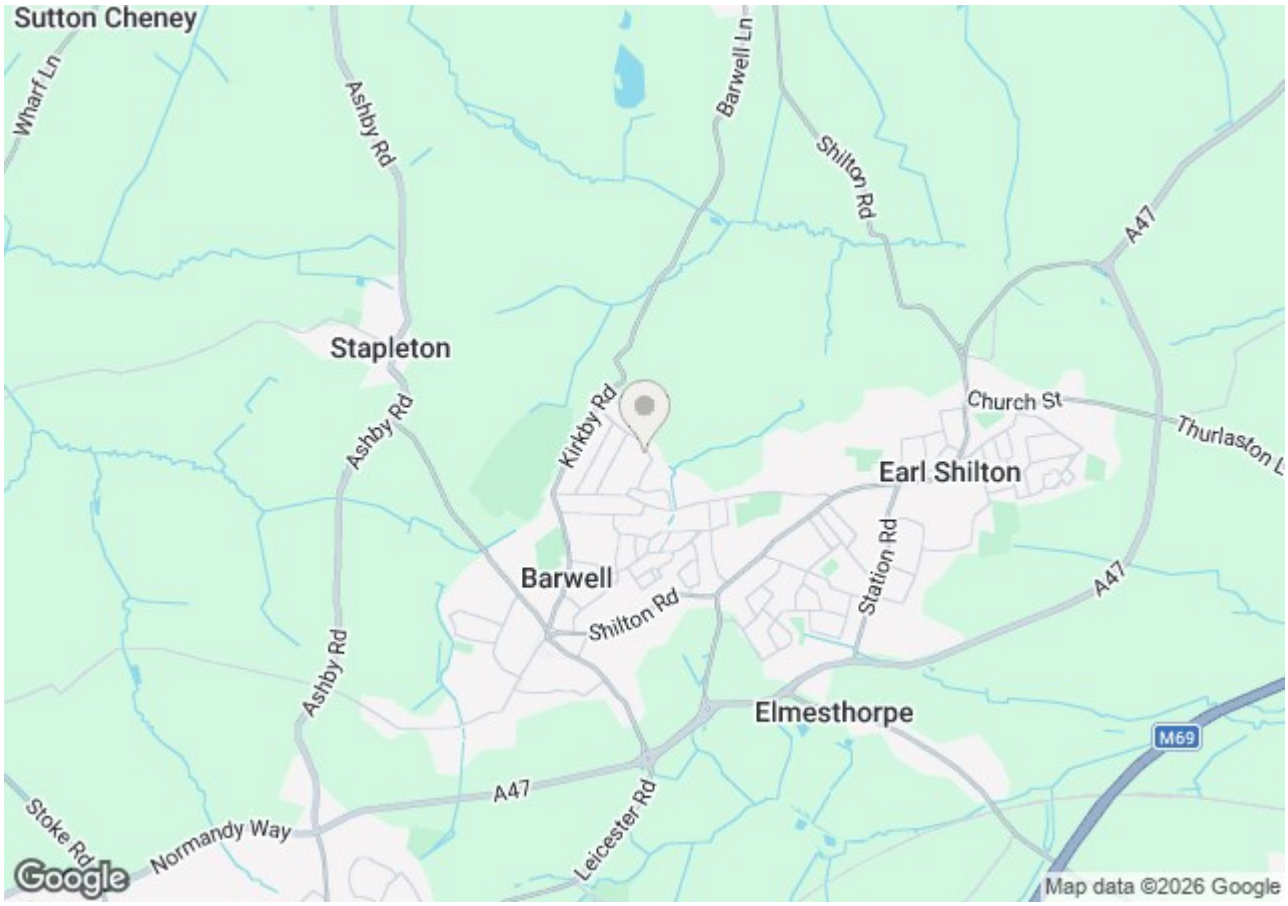


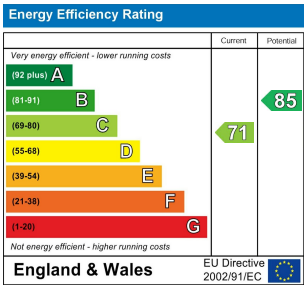
Energy Efficiency Rating

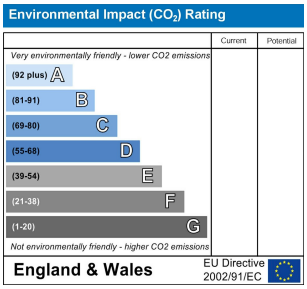
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(81-91) B		
(69-80) C		
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WC
5'2" x 3'10"
Laundry Room
7'11" x 5'3"
Garage
8'9" x 6'11"
Inner Hall
2'11" x 8'10"
Living Room
20'3" x 11'4"
Kitchen
8'1" x 8'10"
Floor 0
Bathroom
6'6" x 9'7"
Bedroom
7'7" x 8'6"
Bedroom
11'2" x 9'0"
Bedroom
10'3" x 8'5"
Landing
6'11" x 3'3"
Floor 1
Approximate total area(1)
870 ft²
Reduced headroom
10 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
E
S
N
W

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