

CASTLE ESTATES

1982

**A THREE BEDROOMED FULLY MODERNISED SEMI DETACHED FAMILY RESIDENCE WITH
ON STREET PARKING ONLY AND A PRIVATE REAR GARDEN**

**** AVAILABLE NOW ****



**18 JAMES STREET
EARL SHILTON LE9 7FJ**

£1,100 PCM

- Entrance Porch To Hall
- Good Sized Dining Kitchen
- Further Bedroom/Study
- On Street Parking Only
- Popular & Convenient Location
- Lounge To Front
- Two Double Bedrooms
- Family Bathroom
- Mature Lawned Gardens Front & Rear
- AVAILABLE NOW



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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www.castles-online.co.uk



**** AVAILABLE NOW **** This traditional semi detached family residence has been refurbished throughout and viewing is highly recommended.

The accommodation consists of entrance porch leading to hall, lounge to front, newly fitted dining kitchen, two double bedrooms, further bedroom/study and a family bathroom. Outside there is on street parking only, lawned gardens front and rear.

It is situated in a popular and convenient location, close to all shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

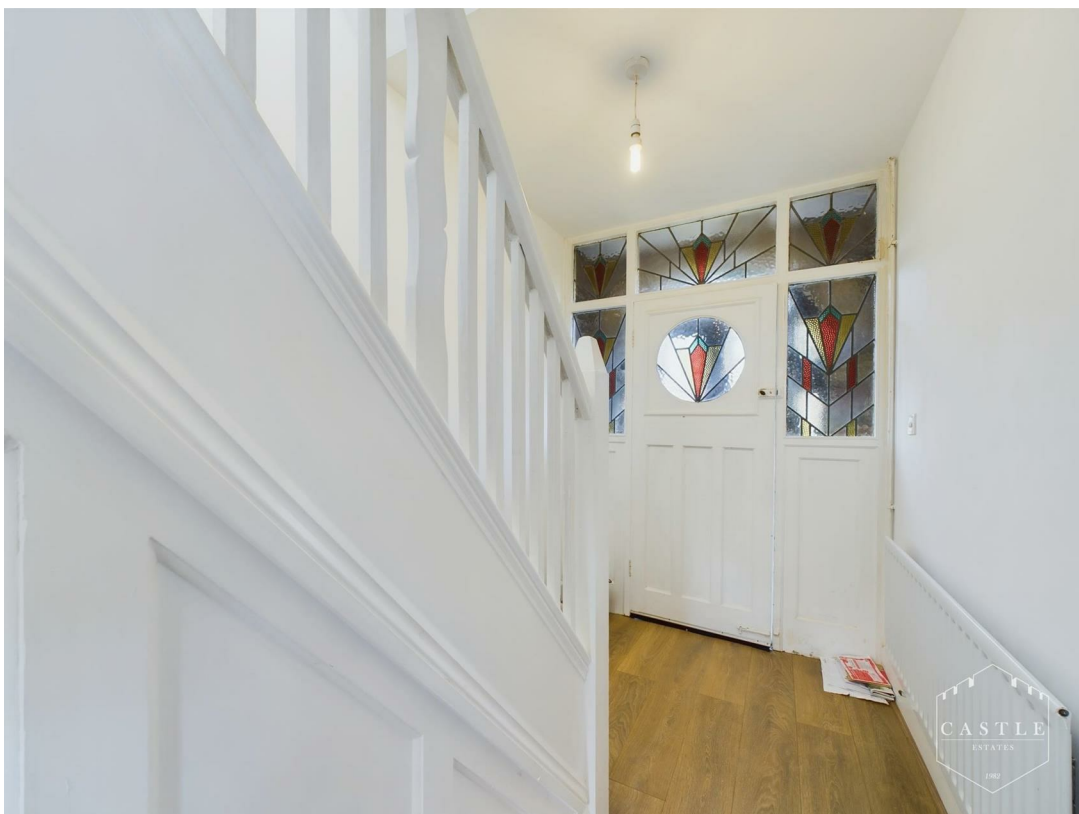
Hinckley and Bosworth Borough Council - Band B (Freehold).

ENCLOSED ENTRANCE PORCH

having upvc double glazed front door.

HALL

having feature door and windows with coloured leaded lights, central heating radiator, wood effect flooring and staircase to the First Floor Landing.



LOUNGE

11'11" x 11'3" (3.64m x 3.45m)

having upvc double glazed bay window to front, wood effect flooring, feature fireplace, central heating radiator and tv aerial point.



DINING KITCHEN

17'8" x 11'10" (5.40m x 3.63m)

having range of newly fitted units including base units and drawers, contrasting work surfaces and inset black sink with mixer tap, built in electric oven and four ring electric hob with cooker hood over, integrated dishwasher, feature fireplace, central heating radiator, wood effect flooring, under stairs storage, upvc double glazed window to rear and upvc double glazed French doors opening onto the rear garden.



DINING KITCHEN



DINING KITCHEN

FIRST FLOOR LANDING

having upvc double glazed window to side with obscure glass and access to the part boarded roof space.



BEDROOM ONE

11'10" x 10'7" (3.61m x 3.24m)

having upvc double glazed bay window to front and central heating radiator.



BEDROOM TWO

12'0" x 10'7" (3.66m x 3.24m)

having built in wardrobes, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE/STUDY

6'10" x 6'8" (2.09m x 2.04m)

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



BATHROOM

8'5" x 5'5" (2.57m x 1.66m)

having white suite including panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



OUTSIDE

On street parking only. There is lawned foregarden with path to front door and mature shrubs. Side storage area leading to rear garden with mature flower borders and fenced boundaries. OUTBUILDING.

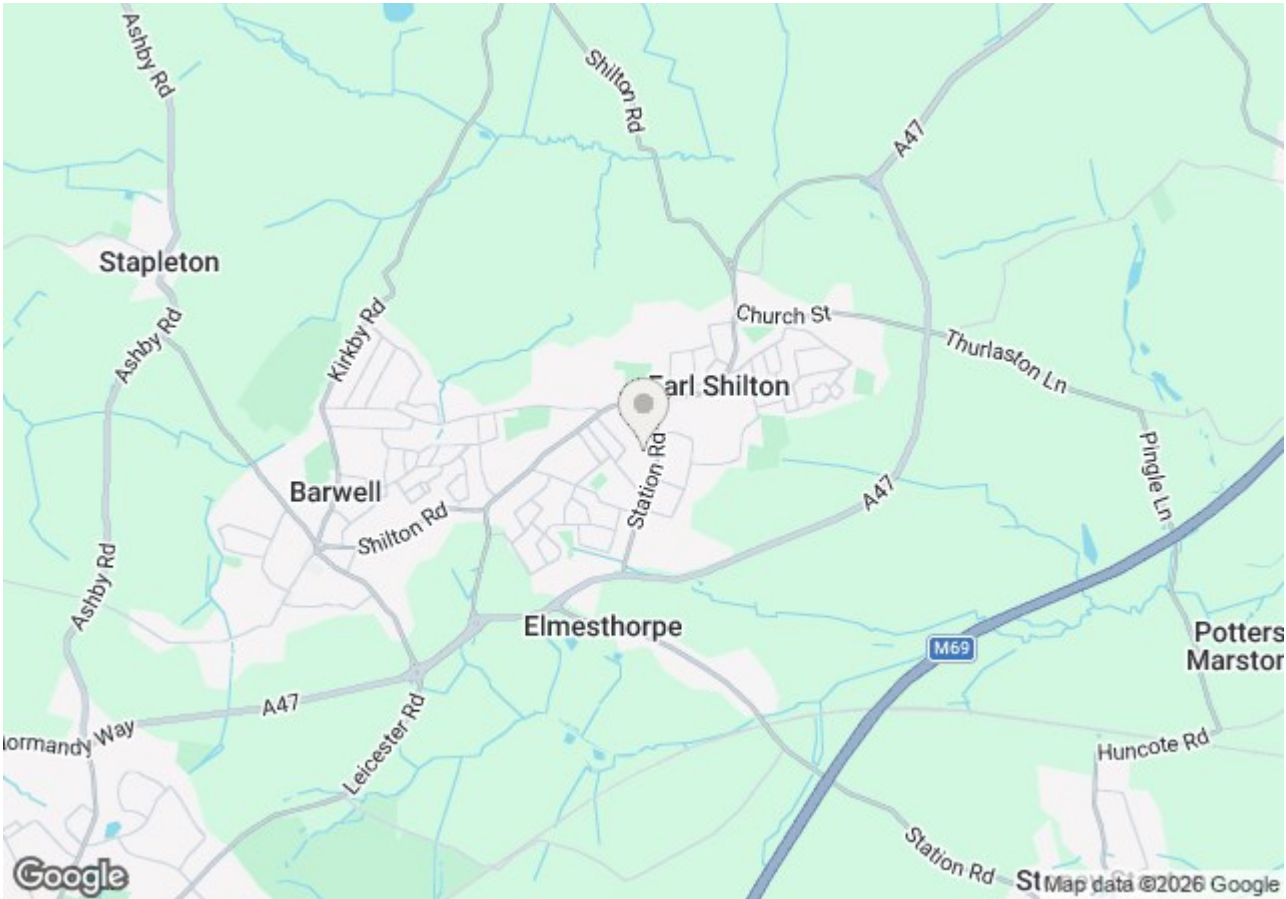


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
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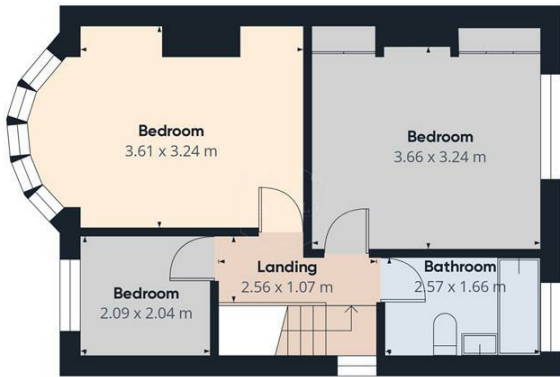


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Floor 0



Floor 1

Approximate total area⁽¹⁾
81.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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
