CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED END TOWNHOUSE SITUATED IN A MOST POPULAR RESIDENTIAL LOCATION

27 WHITWORTH AVENUE
HINCKLEY LE10 0DD

Offers In The Region Of £270,000

- VIEWING ESSENTIAL
- Attractive Lounge To Front
- Well Fitted Kitchen
- Modern Family Bathroom
- Well Tended Gardens Front & Rear
- Entrance Hall With Guest Cloakroom
- Dining Area Opening Onto Garden
- Three Good Sized Bedrooms
- Ample Parking & Garage
- Popular Residential Location

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www.castles-online.co.uk

** VIEWING ESSENTIAL ** This beautifully presented and much improved end townhouse must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation boasts of entrance hall with guest cloakroom off, attractive lounge opening onto dining area and a well fitted Shaker style kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking, good sized garage and well tended lawned rear garden.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

9'10 x 3'5 (3.00m x 1.04m)
having composite front door with coloured leaded lights, central heating radiator, wood effect flooring and staircase to First Floor Landing. Door to Guest Cloakroom.

GUEST CLOAKROOM

6 x 2'10 (1.83m x 0.86m)

having low level w.c., pedestal wash hand basin, central heating radiator and upvc double glazed window with obscure glass.

LOUNGE

14'7 x 12'7 (4.45m x 3.84m)

having upvc double glazed window to front, feature fireplace, wood effect flooring, two central heating radiators and inset LED lighting. Square archway to Dining Area.

DINING AREA

10'7 x 8'1 (3.23m x 2.46m)

having feature panelled wall to half height, understairs storage area, central heating radiator, tv aerial point, wood effect flooring and upvc double glazed French doors opening onto Garden. Square archway to Kitchen.

KITCHEN

10'7 x 7'4 (3.23m x 2.24m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven with gas hob and extractor hood over, space for upright fridge freezer, inset LED lighting, upvc double glazed window to rear and upvc double glazed door to Garden.

FIRST FLOOR LANDING

9'7 x 5'10 (2.92m x 1.78m)
having access to roof space, spindle balustrading, wall mounted air conditioning unit and upvc double glazed window to side.

BEDROOM ONE

13 x 9 (3.96m x 2.74m)
having central heating radiator, tv aerial point and upvc double glazed window to rear.

BEDROOM TWO

11'10 x 8 (3.61m x 2.44m)
having central heating radiator and upvc double glazed window to front.

Alfred James

BEDROOM THREE

7'5 x 7'4 (2.26m x 2.24m)
having central heating radiator and upvc double glazed window to front.

BATHROOM

6'5 x 6'3 (1.96m x 1.91m)

having panelled bath with shower over and folding screen, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled splashbacks, inset LED lighting and upvc double glazed window to rear.

OUTSIDE

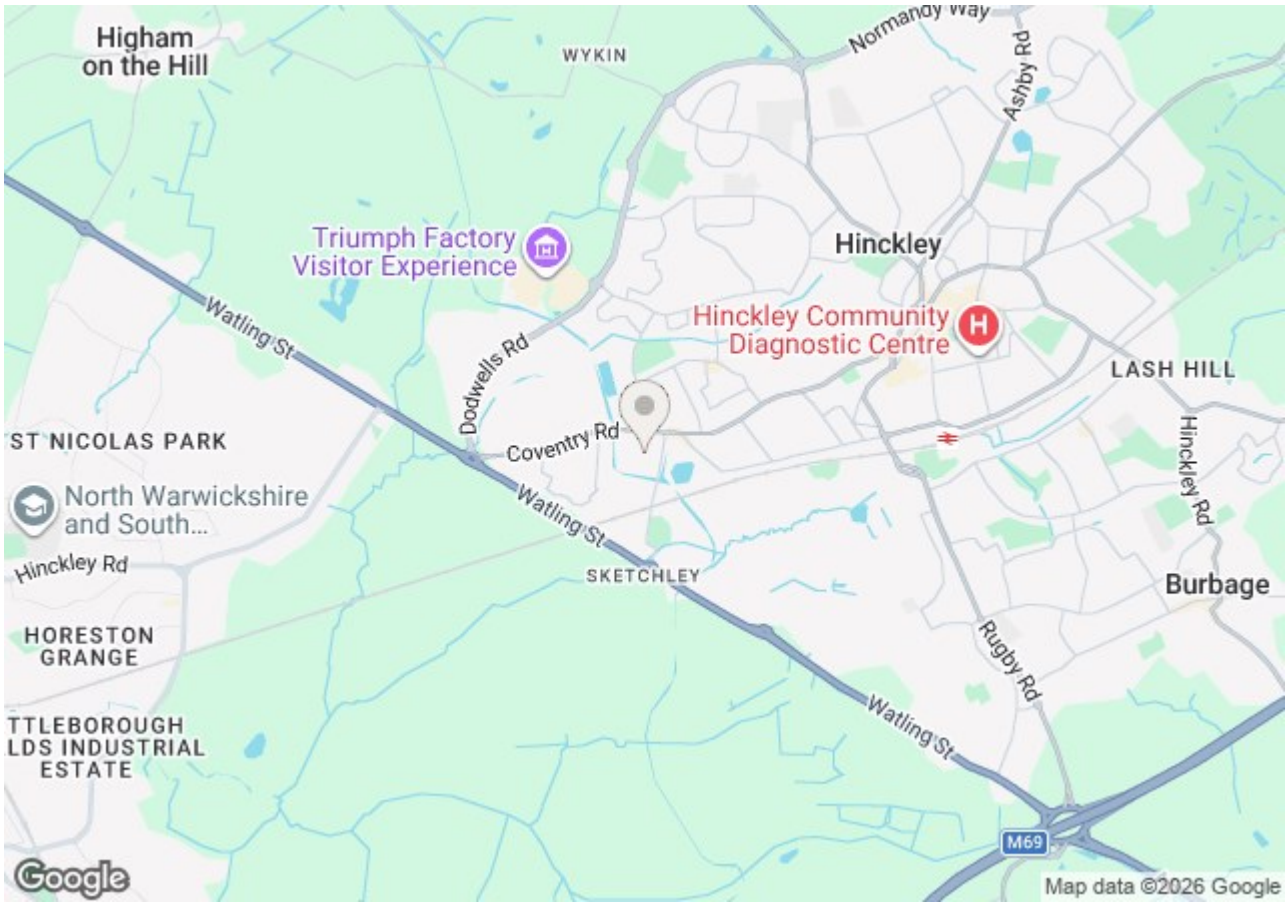
There is direct vehicular access to ample off road parking leading to GARAGE (Currently being portioned off with part being 8'11 x 7'8 with up and over door, power and light and second part having 10'6 x 8'10 space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water and personal door to Garden. Pebbled foregarden. Pedestrian access to a fully enclosed rear garden with decked and seating areas, lawn, flower borders and well fenced boundaries.

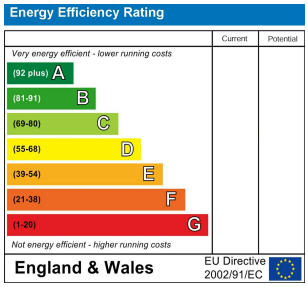
Energy Efficiency Rating

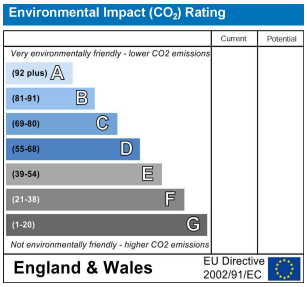
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

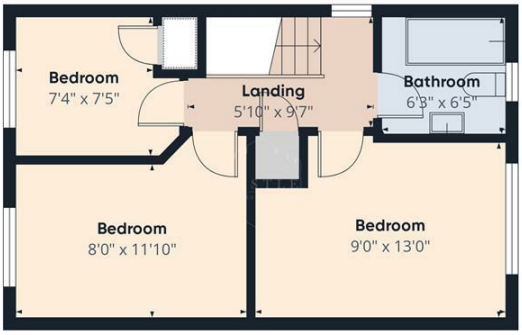
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







Floor 0



Floor 1

Approximate total area(1)

934 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