

CASTLE ESTATES

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**A SPACIOUS THREE BEDROOMED MID TOWNHOUSE WITH OFF ROAD PARKING
AND A GOOD SIZED PRIVATE REAR GARDEN SITUATED IN A CONVENIENT
LOCATION**



**27 HENRY STREET
HINCKLEY LE10 0HA**

By Auction £82,000

- Entrance Hall
- Lounge
- Breakfast Kitchen
- Off Road Parking
- Ground Floor Shower Room
- Garden Room
- Three Bedrooms
- Good Sized Private Rear Garden



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rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Hinckley along Hollycroft, down past the park and continue to the mini island, turn left into Wykin Road. Past Redmoor High School and take the third left turn into Henry Street. This property can be seen on the left hand side, after approximately seventy five yards.

DESCRIPTION

For sale in our National Property Auction on Thursday 29th April 2021. The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12.00pm the day before the auction. The auction will commence at 10.30am.

This spacious mid townhouse situated in a convenient location less than a mile from Hinckley town centre with its shops, schools and amenities. Open countryside is also close by. Those wishing to commute will find easy access to the Perimeter Road (A47), A5 and M69 junctions making travelling to further afield very good indeed.

The property whilst is in need of considerable modernisation and improvement represents an excellent purchase for the discerning buyer. The accommodation consists of an entrance hall, shower room, lounge, garden room, breakfast kitchen and three bedrooms. Outside the property has ample off road parking and a private good sized rear garden.

More specifically the accommodation comprises:

ENTRANCE HALL

having central heating radiator, coat hooks and central heating thermostat.

SHOWER ROOM

having low level w.c. and wash hand basin (in need of replacement).

LOUNGE

15'1" into bay x 10'5" (4.6m into bay x 3.2m)

having multi fuel stove, central heating radiator and patio doors opening onto garden room.



GARDEN ROOM

8'2" x 7'10" (2.5m x 2.4m)

having double glazed patio doors opening onto the rear garden.



KITCHEN

14'5" x 7'2" (4.4m x 2.2m)

having a range of fitted units including base units, drawers and wall cupboards, matching work surfaces, space for electric cooker, space and plumbing for washing machine, inset sink, central heating radiator and upvc double glazed rear entrance door.



FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

14'5" x 10'5" (4.4m x 3.2m)

having central heating radiator and feature fireplace.



BEDROOM TWO

14'5" x 7'2" (4.4m x 2.2m)

having central heating radiator.



BEDROOM THREE

7'2" x 6'10" (2.2m x 2.1m)






OUTSIDE


There is a foregarden with standing for several cars. Shared pedestrian access between the properties leading to a good sized rear garden with apple trees and outbuildings. Not overlooked from the rear.

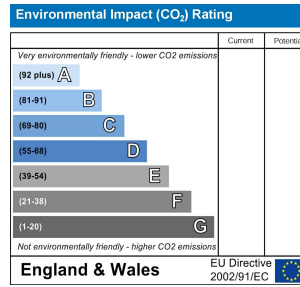
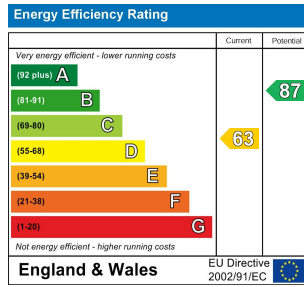


Energy Efficiency Rating

	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 (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	



Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 73.9 sq. metres (794.9 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 12.00 pm
