



Newbold Road, Barlestone, CV13 0DZ

£145,000

****NO UPWARD CHAIN **Traditional Terraced House **Lovely Village Location **Two Good Sized Reception Rooms **Two Double Bedrooms **Bathroom **Foregarden and Rear Passage**

- Terraced Cottage
- Sitting Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Small Foregarden
- Rear Passage
- EPC Rating D

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

Directors: **Anthony Fox Angela Fox** Associate: **Lynn Woodward**

Fox Country Properties Limited. Registered Office 5 Market Place, Market Bosworth, Nuneaton, Warks CV13 0LF. Registered in England No: 7568450

GENERAL

A traditional terraced house of character located in the heart of Barlestone and the accommodation briefly includes on the ground floor, a sitting room with open fireplace, a good sized dining room and kitchen. On the first floor there are two double bedrooms and a modern bathroom.

LOCATION

Barlestone is a vibrant village community. There is a primary school and several shops in the village itself. The historic town of Market Bosworth is a few miles to the West. In Market Bosworth there are an extensive range of amenities including restaurants, shops, sports clubs and also some fantastic walks over the country park and historic battlefield. Barlestone is within easy reach of Leicester by car and Junctions 22/21A and 21 on the M1.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into sitting room.

SITTING ROOM

11'5" x 10'3"

A pretty room with open fireplace with period surround and storage cupboards to either side, cornicing to ceiling, central heating radiator and door to the dining room.

DINING ROOM

12'9" x 11'5"

A really good sized room with stairs rising to the first floor and an understairs storage cupboard. Central heating radiator.

KITCHEN

15'6" x 6'11"

A modern kitchen with fitted base units and space for a washing machine. Door to the rear passage.

ON THE FIRST FLOOR

Stairs rise to the landing.

FIRST FLOOR LANDING

Doors to the bedrooms.

BEDROOM ONE

11'5" x 11'6"

A well decorated room with dado rail, useful storage cupboard, central heating radiator.

BEDROOM TWO

12'6" x 8'7"

With central heating radiator.

BATHROOM

A modern bathroom comprising a white suite with panelled bath with shower over, low flush lavatory, wash hand basin, tiling to splashback areas. Central heating radiator.

OUTSIDE

There is a small fore garden. A passage, with a raised flower bed, leads from the rear of the property onto a shared passage leading to the front of the property.



IMPORTANT NOTICE

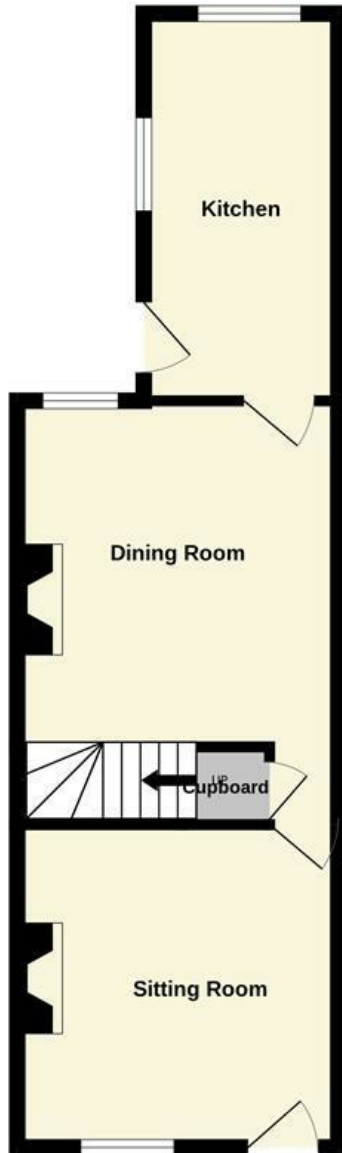
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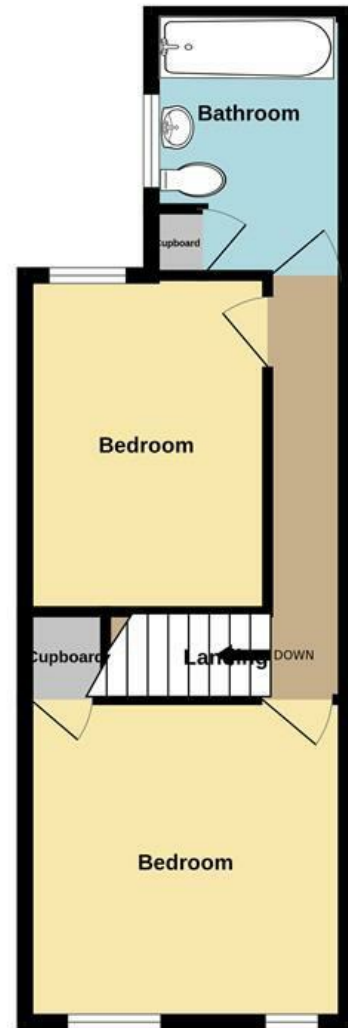
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



1st Floor



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