



44 Cunnery Close,
Barlestone,
Nuneaton, CV13 0HH



£205,000

GENERAL

A delightful town house in village location and would be perfect for a first time buyer or as an investment property. The accommodation briefly includes on the ground floor, a sitting room with ornamental fire surround, dining kitchen and to the first floor there is a generous double bedroom, a further bedroom overlooking the garden and family bathroom. Outside to the rear is an enclosed garden. There is also one allocated parking space in the carpark at the rear. The property is being sold with no upward chain.



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 as follows. Front door opening into entrance hall.

ENTRANCE HALL

With an inner door to the sitting room.

SITTING ROOM

15'7" x 11'8"

A delightful room, the focal point of which is the fire surround. There is a wood effect floor, central heating radiator and stairs rising to first floor. (Gas fire not in working order).

DINING KITCHEN

11'9" x 11'5"

Overlooking the garden. There is a fitted kitchen with gas cooker point, coving to ceiling, central heating radiator, tiled finish to floor and door to garden.

ON THE FIRST FLOOR

Stairs rise from the sitting room to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom.

BEDROOM ONE

11'9" x 11'4"

A good sized room with deep hanging cupboard providing plenty of space for storage and two further cupboards. Central heating radiator.

BEDROOM TWO

11'9" x 6'3"

Overlooking the garden. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over and screen, low flush lavatory, wash hand basin. Central heating radiator.

OUTSIDE

To the rear of the property is a garden with patio adjoining the rear of the house. The remainder of the garden is lawned.

One dedicated parking space in the car park to the rear.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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	







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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