



21 BEVERIDGE STREET, BARROW UPON SOAR,  
LE12 8PL

ASKING PRICE  
£229,950

# 21 BEVERIDGE STREET, BARROW UPON SOAR, LE12 8PL £229,950 FREEHOLD



## LIVING ROOM

13'3 x 12'2

Benefiting from a window to the front aspect, power points, radiator, stairs leading up to the first floor landing and a door that leads to:

## KITCHEN

11'11 x 9'

Having a range of wall and base units with work surfaces, sink with mixer tap, integral fridge/freezer, integral oven, hob, extractor, radiator, power points, window and door to the rear aspect.

## FIRST FLOOR LANDING

There is a radiator and doors that lead to:

## BEDROOM

12'4 - 9' x 10'5 - 4'9

Benefiting from a window to the front aspect, radiator and power points.

## BEDROOM

11'6 x 7'3 - 6'7

There is a window to the rear aspect, radiator and power points.

## BATHROOM

5'6 x 5'5

Comprising a low level WC, Wash hand basin, Bath with Shower over, Heated towel rail, Extractor and Complimentary tiling.

## REAR GARDEN

This good sized garden is the perfect canvas, ready for the next owner to add their own vision and touch to. There is a bordered, patio and slate chipped areas.

## BARROW UPON SOAR

Barrow upon Soar is an area renowned for its fossil findings and today Barrow is an attractive thriving village with its situation between Leicester & Loughborough & easy access to the M1 & M69 motorways & excellent public transport links for travel to the universities of Loughborough, Leicester & Nottingham. The village's amenities include schools, shops, churches, public houses, a library & a health centre. Plus the railway station offers rail commuters access to cities to the north & south.



## VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

## MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

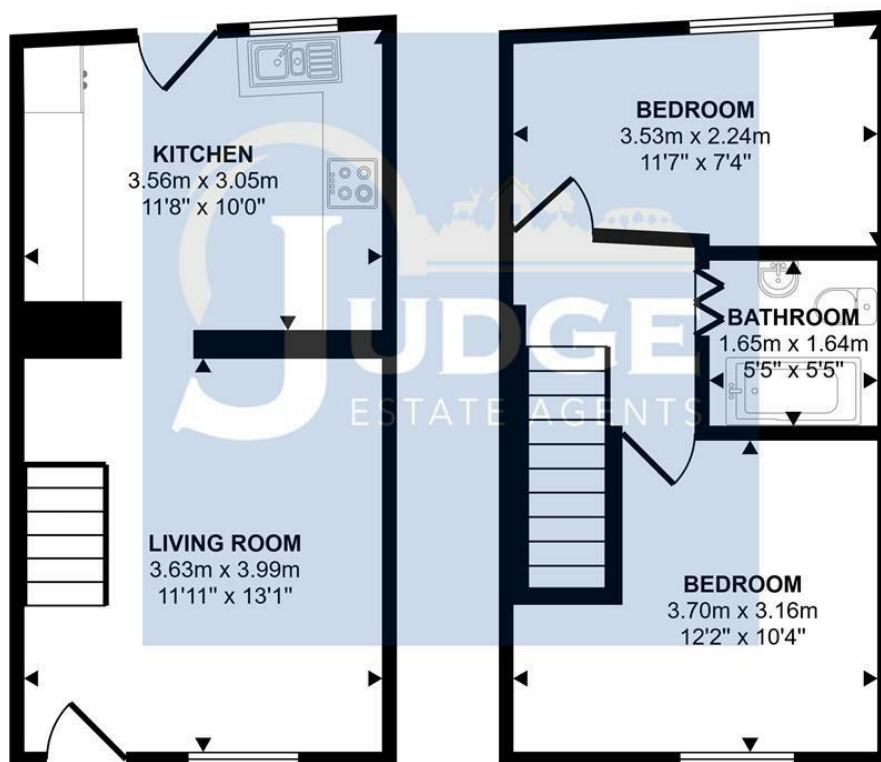
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY



AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area  
52 sq m / 562 sq ft



Ground Floor  
Approx 26 sq m / 280 sq ft

First Floor  
Approx 26 sq m / 282 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by  
appointment via Judge  
Estate Agents

#### Contact

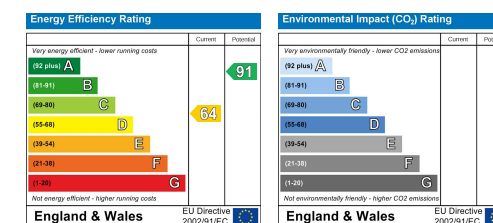
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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

