



**Connells**

Bank Terrace  
Barwell Leicester





## Property Description

Two bedroom end-terraced property IDEAL FOR FIRST TIME BUYERS.

The accommodation comprises lounge, kitchen / diner, two bedrooms and family bathroom and also benefits from UPVC double glazing throughout, gas fired central heating, good size front garden and paved rear garden.

The property sits in a convenient location in Barwell within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses, parks, open countryside and good access to major road links.

## Lounge

11' x 15' ( 3.35m x 4.57m )

With door and bow window to the front elevation, carpet flooring, fireplace, electrical points, TV aerial point, radiator and stairs off to the first floor.

## Kitchen / Diner

11' x 12' ( 3.35m x 3.66m )

The kitchen has a range of wall and base units with modern worktop over, 1.5 bowl sink and drainer unit with mixer tap, central heating boiler, partially tiled walls, wooden style flooring, window to the rear elevation and door leading into the rear garden.

## Bedroom 1

15' max x 11' max ( 4.57m max x 3.35m max )

With carpet flooring, radiator, wardrobes, electrical points and UPVC double glazed window to the front elevation,

## Bedroom 2

6' x 12' ( 1.83m x 3.66m )

Having UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Bathroom

4' x 9' ( 1.22m x 2.74m )

Comprising bath, pedestal style hand wash basin, WC, towel radiator, obscure UPVC double glazed window, tiled walls and tiled flooring.

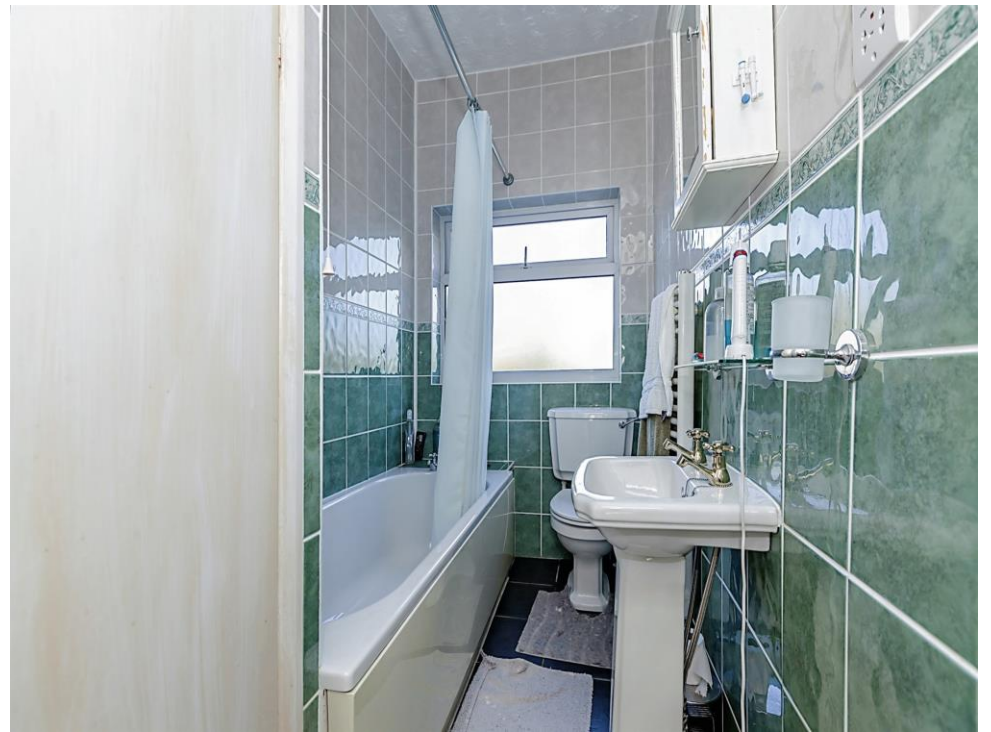
## To The Outside

To the front of the property there is a laid to lawn garden with shrubbery borders and a paved pathway to the side leading to the rear of the property.

To the rear of the property there is a paved rear garden with fenced perimeter.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN311428](http://connells.co.uk/Property/HIN311428)**



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN311428 - 0006