









welcome to

New Southfields House Sileby Road, Barrow Upon Soar Loughborough

** NO ONWARD CHAIN** A two bedroom apartment occupying a position on the top floor enjoying views across Barrow upon Soar and beyond. The accommodation in brief comprises of communal hallway, entrance hall, dining kitchen, lounge with Juliette balcony, two bedrooms, bathroom and garden. Call Now!

Entrance

Property is entered via a front door into a communal hallway which has a communal staircase leading to the second floor, where the property will be found.

Entrance Hall

Property is entered via a front door into its own entrance hallway which has carpeted flooring, electric wall heater, loft hatch and doors off to all rooms.

Lounge

13' 1" x 9' 7" (3.99m x 2.92m)

Lounge has a Juliette balcony with French doors enjoying an aspect over the rear garden, television aerial point and electric heater.

Breakfast Kitchen

9' 3" x 9' 10" (2.82m x 3.00m)

Breakfast kitchen has tiled flooring, a range of base and wall units with roll edge work surfaces over, there is a four ring electric hob and electric oven with extractor hood over, plumbing for a washing machine, space for a fridge freezer, sink with drainer and tiled splashbacks, UPVC double glazed window to the rear.

Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m)

Bedroom one has a UPVC double glazed window to the front, carpeted flooring and an electric heater.

Bedroom Two

9' 4" x 6' 2" (2.84m x 1.88m) Bedroom two has carpeted flooring, UPVC double glazed window to the front and an electric heater.

Bathroom

Bathroom has a three piece suite comprising of bath with shower over and partially tiled surround, a wash hand basin, low level wc, electric heated towel rail and a UPVC double glazed window to the side.

Outside

Outside the property has use of the communal garden space and an allocated parking space.













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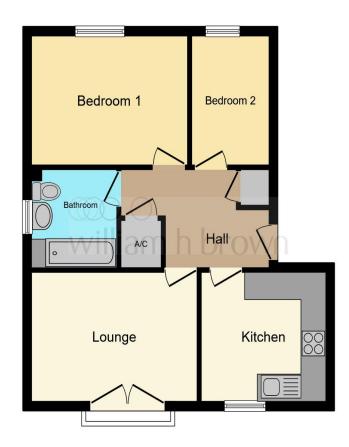
New Southfields House Sileby Road, Barrow Upon Soar

- No Onward Chain
- Two bedroom apartment
- Communal Hallway
- Lounge with Juliette Balcony
- Dining Kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: LBH114299 - 0004 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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