



Barbary Close, LOUGHBOROUGH

welcome to

Barbary Close, LOUGHBOROUGH

****NO CHAIN**** this mid terraced property located within Stonebow Village! An ideal first time buy, benefitting from remaining NHBC warranty and integrated appliances. Set in a popular location and overlooking open parkland, this two-bedroom house is not one to miss.

Entrance

Entrance to the property is via a upvc double glazed door into the hallway. The entrance hall has doors to the living room and wc and stairs leading to the first floor.

Ground Floor Wc

The ground floor wc is fitted with a low level wc and hand wash basin, has vinyl flooring, upvc double glazed window to the front elevation and a radiator.

Lounge

15' 3" x 9' 5" (4.65m x 2.87m)
The lounge has carpeted flooring, a upvc double glazed window to the front elevation, storage under the stairs , a radiator and access through to the kitchen/diner.

Kitchen

12' 6" x 8' 5" (3.81m x 2.57m)
The kitchen is fitted with a range of base and wall mounted units, stainless steel sink with drainer, integrated dishwasher, fridge freezer, gas hob and oven, extractor fan, a upvc double glazed window to the rear elevation, French doors that open onto the rear garden, vinyl flooring and a radiator.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, doors to all first-floor rooms and a loft hatch.

Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m)
Bedroom one has carpeted flooring, a upvc double glazed window to the rear elevation and a radiator.

Bedroom Two

12' 7" x 9' 4" (3.84m x 2.84m)
Bedroom two has carpeted flooring, a radiator, a storage cupboard and two upvc double glazed windows to the front elevation.

Bathroom

The bathroom is fitted with a three-piece suite consisting of panel bath with shower over, a hand wash basin, a low level wc, partially tiled walls, an extractor fan and vinyl flooring.

Outside

To the front of the property there is on street parking and an alleyway leading to the rear of the property. The rear garden is laid to lawn, has a patio seating area, planted border and a pathway to the gate.





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Barbary Close, LOUGHBOROUGH

- Mid Terrace
- Two Well-proportioned Bedrooms
- NHBC Warranty Remaining
- Kitchen/Diner
- Ground Floor WC

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers over
£230,000



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:
LBH115364 - 0009

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