



wards
Residential

2 Farm Road, Barwell, LE9 8LG
£210,000

Freehold. NO CHAIN. This two bedroomed semi detached house is situated in a residential location and has easy access to local schools, shops and amenities. The accommodation comprises of the following: Lounge, Conservatory and Kitchen with a range of base and wall units. First Floor - one Double Bedroom, one Single Bedroom and Bathroom with shower. Outside - single garage, sizeable driveway and rear garden. Additionally this property benefits from having both double glazing and gas fired central heating.

Porch

With tiled flooring and UPVC door to the front elevation.

Lounge

3.74 x 3.71 Metres

With feature black electric fire with stone effect surround, open staircase and UPVC window to the front elevation.

Kitchen

2.4 x 3.68 Metres

Fitted with a range of contemporary grey base and wall units with grey working surfaces over and stainless steel sink and drainer. Freestanding electric cooker with extractor over and plumbing for a washing machine. Vinyl flooring and UPVC windows and door to the Conservatory.

Conservatory

3.22 x 3.37 Metres

With vinyl flooring, ceiling fan and UPVC French doors to the garden.

Landing

With loft access hatch, airing cupboard containing gas fired central heating boiler and UPVC window to the side elevation.



Bedroom 1

2.93 x 3.17 Metres

With two built in wardrobes and two UPVC windows to the front elevation.

Bedroom 2

2.64 x 1.84 Metres

With built in wardrobe and UPVC window to the rear elevation.

Bathroom

1.67 x 1.74 Metres

With three piece white suite comprising wash hand basin, low flush WC and bath with electric shower over and glass shower screen. Full height tiling to three walls, half height to one wall. Heated towel rail, extractor fan and vinyl flooring. UPVC window to the rear elevation.

Garage

4.78 x 2.31 Metres

With power, lighting and up and over door to the front elevation and UPVC door to the garden.

Outside

To the front elevation, there is a large block paved driveway with dwarf walling adjacent to the pavement.

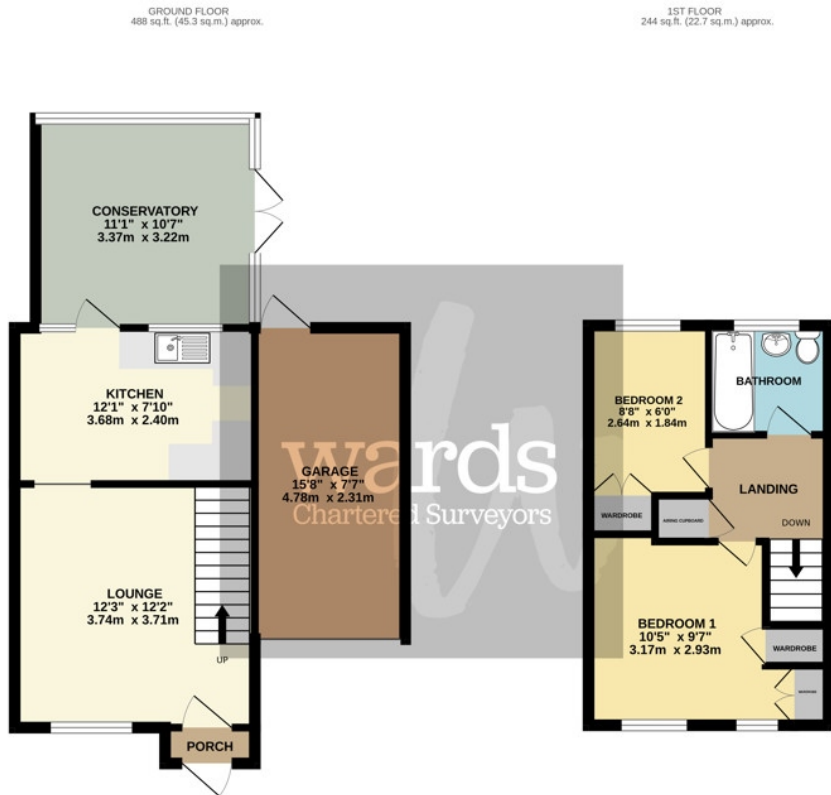
To the rear elevation, the good sized gardens are predominantly laid to lawn, with a shrubbery border and timber shed to the rear of the plot. Patio area adjacent to the house, enclosed by dwarf walling and with steps to the lawn. The gardens are enclosed by a mixture of timber fencing and hedging.

EPC Rating - D(64)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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20 Station Road
 Hinckley Leicestershire LE10 1AW

01455 251771
 info@wardsonline.co.uk

wardsonline.co.uk



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