



Sinclair



22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ

£850 PCM

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Favoured Village
- Two Bedrooms
- Well Presented
- Council Tax Band*: B
- Detached Coach House
- Parking and Garaging
- Available mid-June
- Price: £850 PCM

Overview

This coach house apartment offers detached accommodation and enjoys a tucked away position in the favoured village of Barrow Upon Soar. The individual property has uPVC double glazing and gas central heating and comprises entrance lobby with access to the garage and stairs to the first floor, an open plan living space with lounge, dining areas and access to the fitted kitchen; there is an inner hall with two bedrooms (both with fitted bedroom furniture, and there is a bathroom with white three piece suite. Outside there is a parking space in addition to the garage with separate internal store cupboard.

EPC Rating C. Available mid-June.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ

Sinclair

Detailed Accommodation

22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ

Sinclair



22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ



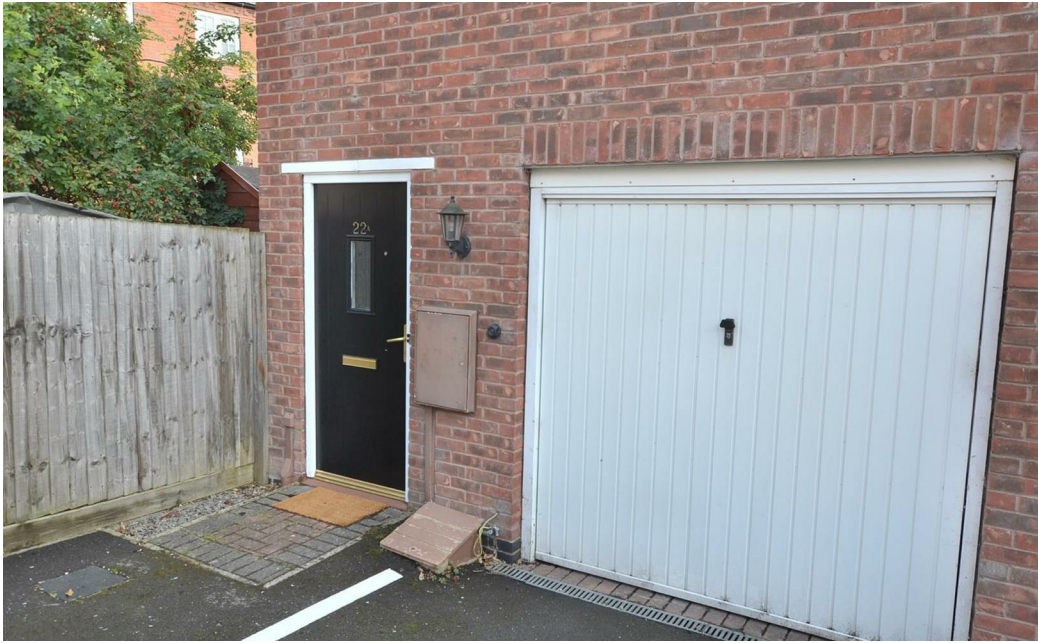
22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ





22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ

Sinclair




22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ

Sinclair

22a Willow Road, Barrow Upon Soar, Leicestershire, LE12 8GQ

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PX
Tel: 01509 600610

Email: shepshed@sinclairstateagents.co.uk