

# CASTLE ESTATES

1982

**A SPACIOUS THREE BEDROOMED SEMI-DETACHED PROPERTY, WITH OFF ROAD PARKING AND LARGE PRIVATE REAR GARDEN IN A POPULAR RESIDENTIAL AREA.**



**64 BRADGATE ROAD  
BARWELL LE9 8FA  
Offers Over £180,000**

- Residential location
- Large private rear garden
- Well fitted kitchen
- Ground floor bathroom
- Off Road Parking
- Lounge
- Conservatory
- Three double bedrooms



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel from the centre of Barwell along Kirkby Road and continue past the recreation ground towards Kirkby Mallory. Take the second turn on the right into Charnwood Road and Bradgate Road is the second turn on the left. This property can be seen on the left hand side.

## DESCRIPTION

This spacious three bedroomed semi-detached property stands on a good sized plot with off road parking and a private lawned rear garden. The accommodation enjoys entrance hallway, spacious lounge, well fitted kitchen, conservatory and bathroom. To the first floor are three sizeable bedrooms.

It is situated in a convenient location, a short distance of away from Barwell town centre with its shops, schools and amenities. Commuting via the A47, A5 and M69 makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND AND TENURE

Hinckley & Bosworth - BAND A (FREEHOLD)

## ENTRANCE HALLWAY

3'7" x 4'7" (1.1 x 1.4)

Having central heating radiator and staircase to front.

## LOUNGE

12'1" x 13'1" (3.7 x 4.0)

Having central heating radiator, upvc double glazed window to front and under stair storage space.



## KITCHEN

7'6" x 11'9" (2.3 x 3.6)

Having Oak effect units including base units, drawers and wall cupboards, laminate worktops with tiled splashbacks, space and plumbing for washing machine and dishwasher, space for fridge/freezer, single drainer sink with chrome mixer tap, windows overlooking conservatory and central heating radiator.





## CONSERVATORY

10'5" x 15'8" (3.2 x 4.8)

Having oak effect laminate flooring, central heating radiators, upvc double glazed windows overlooking private rear garden, upvc French doors leading out to rear garden, space and plumbing for tumble dryer.



## BATHROOM

7'6" x 5'6" (2.3 x 1.7)

Having low flush WC, bath with shower over and chrome mixer taps, singles pedestal sink with chrome mixer tap, central heating radiator.



## BEDROOM ONE

8'6" x 14'5" (2.6 x 4.4)

Having central heating radiator, upvc double glazed windows overlooking the front of the property, built in storage cupboard.



## BEDROOM TWO

Having central heating radiator, upvc double glazed windows overlooking private rear garden, fitted blinds.





**BEDROOM THREE**

Having central heating radiator and upvc double glazed windows overlooking the front of the property and fitted blinds.



**OUTSIDE**

Having a gravelled driveway with parking for up to 3 standing cars. Private gated access leading down to a well maintained lawned garden which is private and not overlooked from the rear with well fenced boards.



**Energy Efficiency Rating**

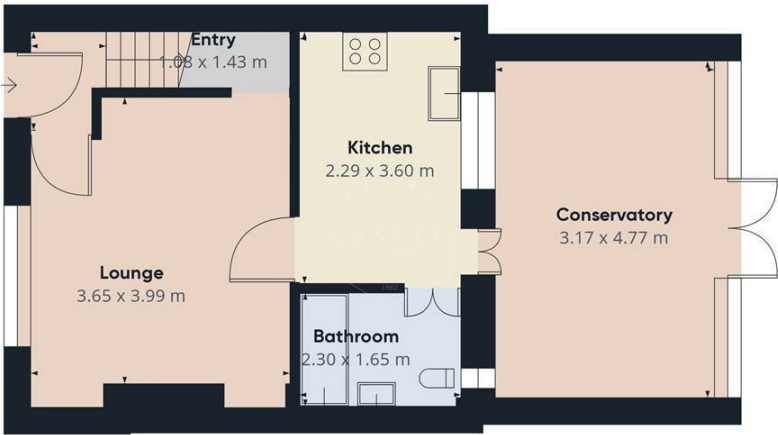
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Floor 0



Floor 1



## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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