

CASTLE ESTATES

1982

A WELL APPOINTED TWO BEDROOMED MID TERRACE PROPERTY SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**27 SHILTON ROAD
BARWELL LE9 8HB**

Guide Price £150,000

- NO CHAIN
- Dining Room To Front
- Kitchen
- Family Bathroom
- VIEWING ESSENTIAL
- Attractive Lounge
- Two Double Bedrooms
- Rear Garden



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VIEWING

By arrangement through the Agents.

DESCRIPTION

** NO CHAIN ** This well appointed mid terrace property is situated within the centre of the popular village of Barwell ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation consists of dining room, attractive lounge, kitchen, two double bedrooms and a family bathroom. Outside there is paved foregarden and a well tended rear garden. Viewing is essential.

More specifically the well planned gas fired centrally heated accommodation comprises:

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Freehold).

DINING ROOM

11'5" x 10'7" (3.50m x 3.23m)

having wooden front door and window, central heating radiator, coved ceiling and wood effect flooring.



LOUNGE

14'6" x 11'11" (4.44m x 3.65m)

having feature brick chimney breast, fireplace with fire, marble surround and hearth, tv aerial point, coved ceiling, central heating radiator and window to rear. Feature staircase to First Floor Landing with useful storage beneath.



KITCHEN

11'2" 5'0" (3.42m 1.53m)

having range of base units, drawers and wall cupboards, contrasting work surfaces with inset stainless steel sink, ceramic tiled splashbacks, space for cooker, space and plumbing for washing machine, space for fridge, window to side and side entrance door to garden.



FIRST FLOOR LANDING

leading to

BEDROOM ONE

11'11" x 11'5" (3.64m x 3.50m)

having feature brick chimney breast with original cast iron fireplace, central heating radiator, wood effect flooring and window to front.



BEDROOM ONE



BEDROOM TWO

11'5" x 8'9" (3.50m x 2.67m)

having central heating radiator and window to rear.



BATHROOM

11'1" x 5'1" (3.38m x 1.56m)

having white suite including panelled bath with shower over, pedestal wash hand basin, low level w.c., central heating radiator, wood effect flooring, ceramic tiled splashbacks and window with obscure glass.

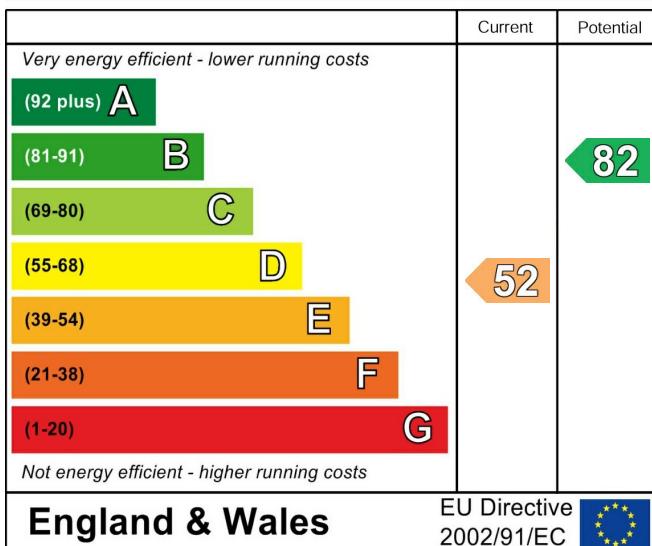
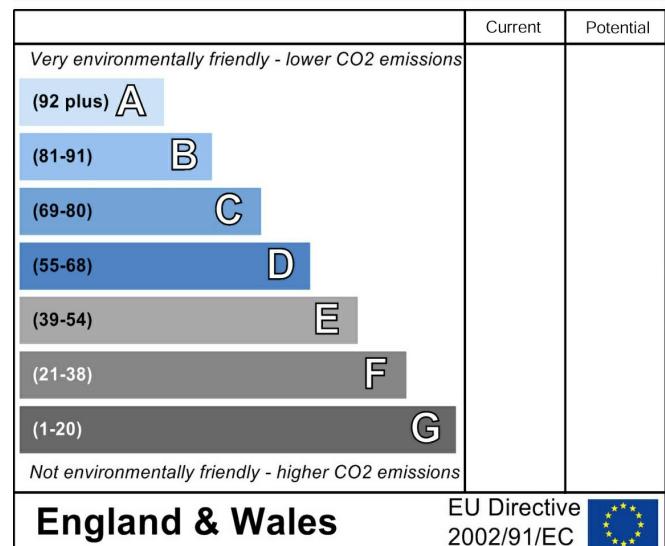


OUTSIDE

Shared pedestrian access to the rear. A rear garden with patio area, lawn, mature flower borders and well fenced boundaries. Garden shed.



Energy Efficiency Rating

Environmental Impact (CO₂) Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
82		52	



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 pleased 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