

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED MID TERRACE PROPERTY SITUATED IN A CONVENIENT TOWN CENTRE LOCATION \*\*NO CHAIN\*\***



**62 HIGH STREET  
BARWELL LE9 8DR**

**Offers In The Region Of £170,000**

- Attractive Lounge To Front
- Utility Area
- Family Bathroom
- Convenient Town Centre Location
- Well Fitted Dining Kitchen
- Three First Floor Bedrooms
- Rear Courtyard Garden
- NO CHAIN



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this mid terraced house located on High Street in the popular village of Barwell, Leicestershire.

As you step inside, you'll be greeted by an attractive reception room, perfect for relaxing with family or entertaining guests, well fitted dining kitchen and a rear utility area. The property boasts three lovely bedrooms and a well maintained bathroom. Additionally, the rear courtyard area provides an outdoor space.

Located in the centre of Barwell you'll have easy access to local amenities, shops, and schools. Those wishing to commute will find A47, A5 and M69 junction close by making travelling to further afield very good.

Don't miss out on the chance to make this lovely terraced house your new home. Contact us today to arrange a viewing.

## COUNCIL TAX BAND & TENURE

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

## LOUNGE

12'8" x 12'0" (3.88m x 3.66m )

having composite double glazed front door, upvc double glazed window to front, feature fireplace with log burning stove, tiled hearth and beam over, tv aerial point, wood effect flooring and feature stained glass window.



**LOUNGE**



**LOUNGE**



**INNER HALL**

having staircase to the First Floor Landing.

## DINING KITCHEN

12'10" x 11'9" (3.93m x 3.60m )

having an attractive range of contemporary gloss units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven with ceramic hob, stainless steel splashbacks and cooker hood over, space for fridge freezer, designer central heating radiator and upvc double glazed window to rear. Archway to Utility Area.



## DINING KITCHEN



## UTILITY ROOM

7'2" x 5'8" (2.20m x 1.74m )

having further base units and wall cupboards, work surfaces with space and plumbing beneath for washing machine, space for tumble dryer, upvc double glazed windows to side and rear. Upvc double glazed door opening onto Garden.



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## FIRST FLOOR LANDING

having central heating radiator.

## BEDROOM ONE

9'3" x 9'2" (2.83m x 2.80m )

having central heating radiator and upvc double glazed window to front.



## BEDROOM TWO

8'10" x 6'11" (2.71m x 2.12m)

having central heating radiator and upvc double glazed window to rear.



## BEDROOM THREE

12'0" x 6'0" (3.67m x 1.84m )

having central heating radiator and upvc double glazed window to front.



## BATHROOM

8'10" x 5'6" (2.71m x 1.69m )

having panelled bath with shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail, shaver point, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.





**OUTSIDE**

There is shared access to the rear for bins. Artificial grassed area and paved rear garden (boundary border is marked by the flower pots).



**OUTSIDE**



**OUTSIDE**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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			EU Directive 2002/91/EC

88

64



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
60.21 m<sup>2</sup>

Reduced headroom  
0.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## **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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