

# CASTLE ESTATES

1982

**A RECENTLY RE-DECORATED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**42 ELWELL AVENUE  
BARWELL LE9 8FH**

**Offers In Excess Of £230,000**

- Entrance Hall
- Attractive Lounge/Dining Room To Rear
- Family Bathroom
- Well Tended Lawned Gardens
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road & Garage
- NO CHAIN - VIEWING ESSENTIAL



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**\*\* NO CHAIN \*\*** This recently re-decorated and much improved semi detached family residence enjoys many attractive features and internal viewing is highly recommended.

The accommodation boasts entrance hall, well fitted kitchen and a good sized lounge/dining room opening onto the private rear garden. To the first floor there are three bedrooms and a family bathroom. Outside the property has off road parking and garage.

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

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B

### **ENTRANCE HALL**

8'11" x 3'3" (2.72m x 1.01m )

having upvc double glazed front door with obscure glass, inset LED lighting, central heating radiator and wood effect flooring.

### **KITCHEN**

8'11" x 8'1" (2.72m x 2.47m )

having an attractive range of wood effect units including base units, drawers and wall cupboards, contrasting black work surfaces and inset stainless steel sink with rinser bowl and mixer tap, built in electric oven, gas hob with extractor hood over, space for tall standing fridge freezer, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water and upvc double glazed window to front.





## LOUNGE/DINING ROOM

20'2" x 11'3" (6.17m x 3.45m )

having inset LED lighting, coved ceiling, wood effect flooring, tv aerial point, two upvc double glazed windows to rear and door opening onto Garden. Feature staircase to First Floor Landing with storage beneath.



## LOUNGE/DINING ROOM



## LOUNGE/DINING ROOM



## FIRST FLOOR LANDING

having access to the roof space and grey wood effect flooring.

## BEDROOM ONE

11'3" x 9'1" (3.43m x 2.77m )

having built in wardrobes and storage, grey wood effect flooring, central heating radiator and upvc double glazed window to front.





## BEDROOM TWO

10'4" x 8'3" (3.15m x 2.53m )

having grey wood effect flooring, central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

8'3" x 7'5" (2.53m x 2.27m )

having grey wood effect flooring, central heating radiator and upvc double glazed window to rear.



## BATHROOM

9'8" x 6'5" (2.95m x 1.97m )

having modern white suite including panelled bath, separate shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window to front with obscure glass.





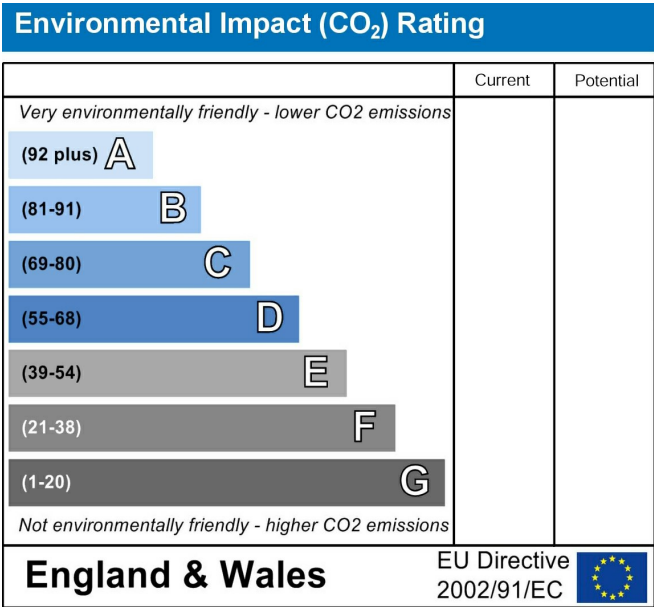
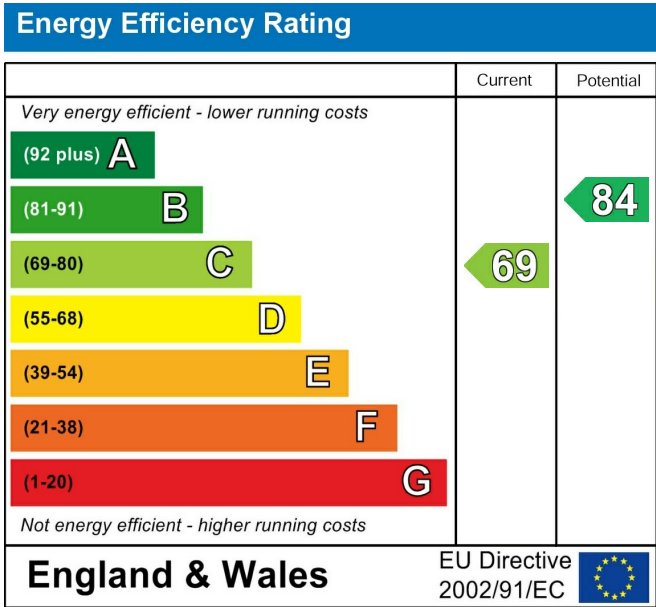
## OUTSIDE

There is direct vehicular access over a slabbed driveway leading to GARAGE (5.12m X 2.39m) with up and over door. A lawned foregarden. Pedestrian access via gate leading to a private lawned rear garden with patio area and well fenced boundaries.



## OUTSIDE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
79.9 m<sup>2</sup>  
Reduced headroom  
0.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



## 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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