

CASTLE ESTATES

1982

**A THREE BEDROOMED MID TOWNHOUSE WITH EASY TO MAINTAINED GARDENS
SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**37B MILL STREET
BARWELL LE9 8DX**

Offers In Excess Of £200,000

- Entrance Hall
- Kitchen
- Three Bedrooms
- Car Parking To Front
- Convenient Town Centre Location
- Guest Cloakroom
- Lounge To Rear
- Family Bathroom
- Easy To Maintain Gardens
- NO CHAIN



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www.castles-online.co.uk



**** NO CHAIN **** This mid townhouse is situated within walking distance of all local shops, schools and amenities.

The accommodation consists entrance hall with guest cloakroom off, kitchen and lounge to rear. To the first floor there are three bedrooms and a bathroom. Outside the property has parking for a car, easy to maintain gardens front and rear.

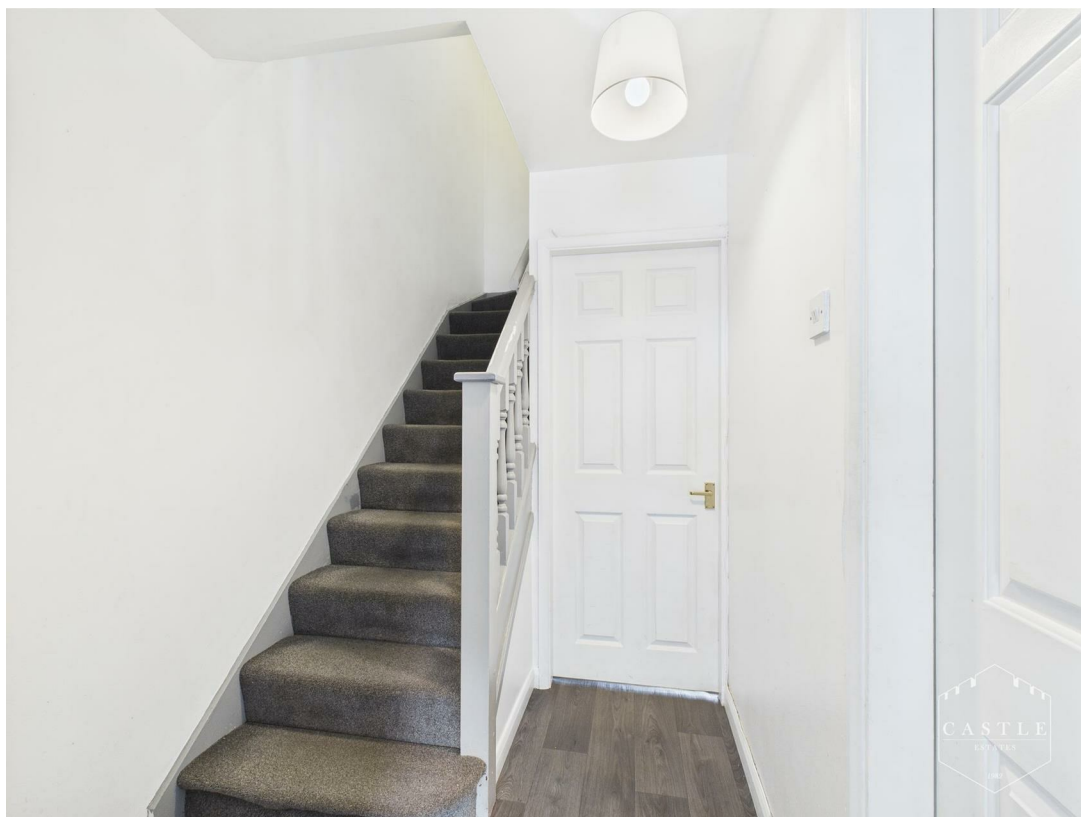
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B

ENTRANCE HALL

6'8" x 5'6" (2.05m x 1.69m)

having front door with obscure glass, central heating radiator and wood effect flooring. Staircase to First Floor Landing.



GUEST CLOAKROOM

having low level w.c., wash hand basin, central heating radiator and upvc double glazed window with obscure glass to front.

KITCHEN

12'2" x 5'10" (3.72m x 1.78m)

having range of base units and drawers, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and rinser bowl, space and plumbing for washing machine, space for fridge freezer, space for cooker, central heating radiator, wall mounted gas fired boiler for central heating and domestic hot water, wood effect flooring and upvc double glazed window to front.



LOUNGE

15'11" x 11'8" (4.87m x 3.56m)

having central heating radiator, tv aerial point, wood effect flooring, upvc double glazed window to rear and door opening onto the garden.



FIRST FLOOR LANDING

having spindle balustrading.

BEDROOM ONE

11'7" x 10'0" (3.54m x 3.06m)

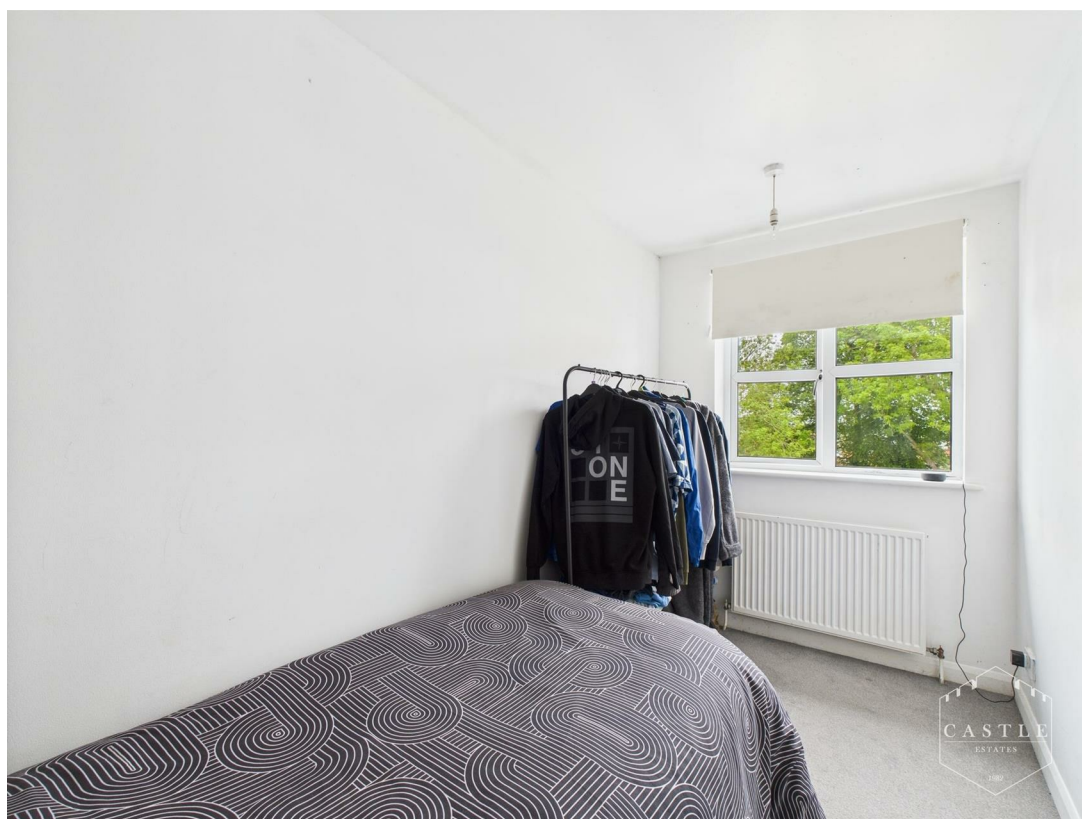
having central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

11'3" x 5'8" (3.44m x 1.73m)

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



BEDROOM THREE

8'2" x 5'8" (2.51 x 1.73m)

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



BATHROOM

6'10" x 5'8" (2.10m x 1.73m)

having panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., central heating radiator and ceramic tiled splashbacks.



OUTSIDE

There is direct access to a pebbled drive to front. Paved step up to a paved foregarden with useful bin store and meters. A fully enclosed easy to maintain pebbled garden with patio area and well fenced boundaries.



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

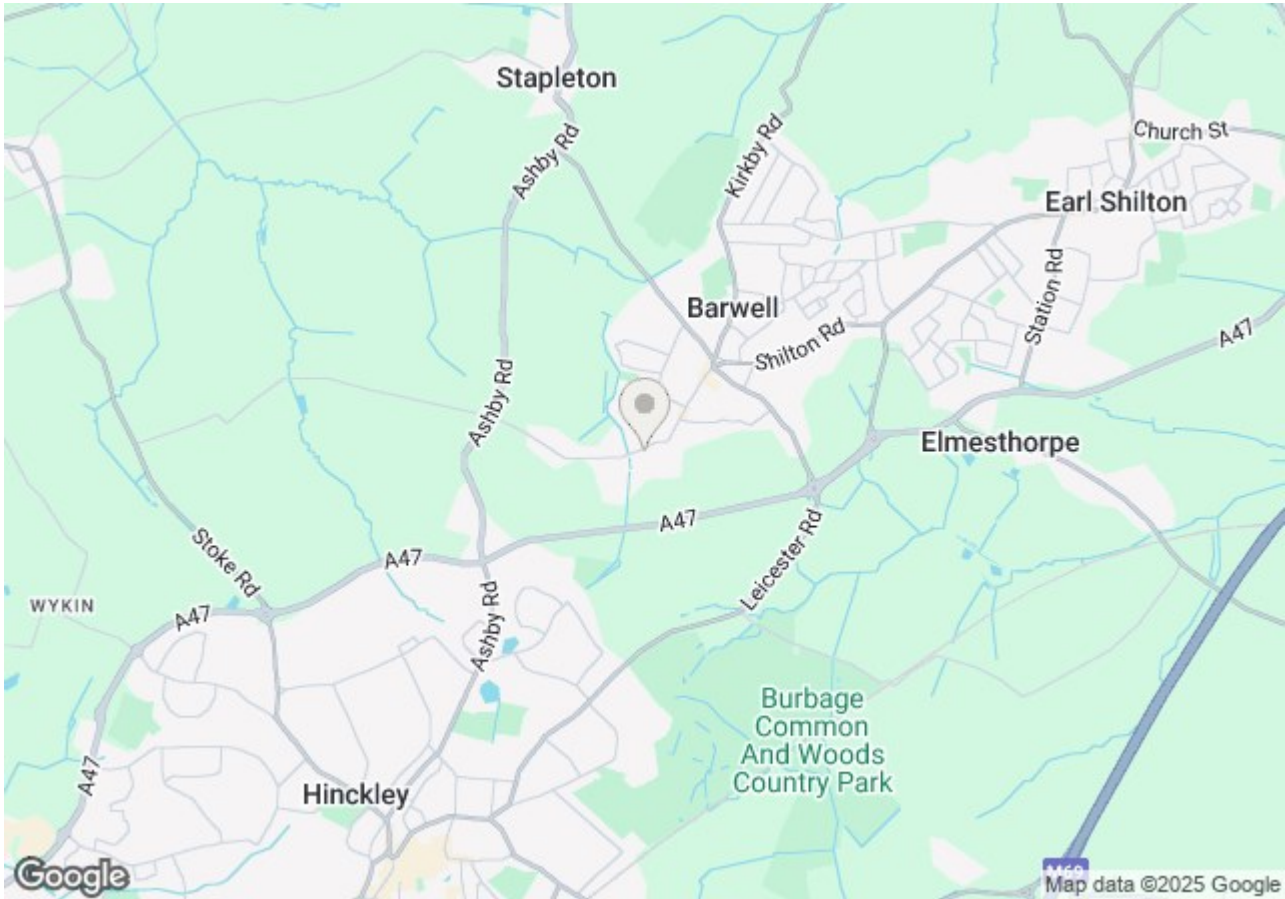
EU Directive 2002/91/EC

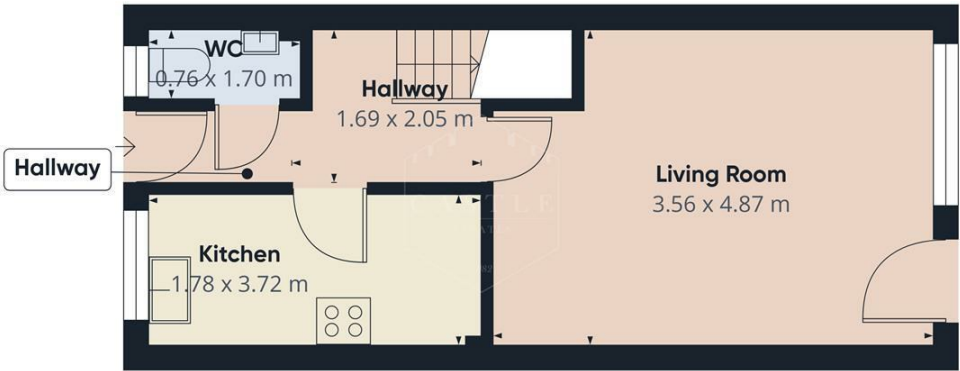
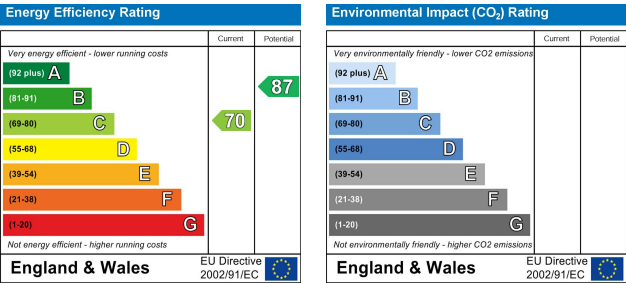
Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

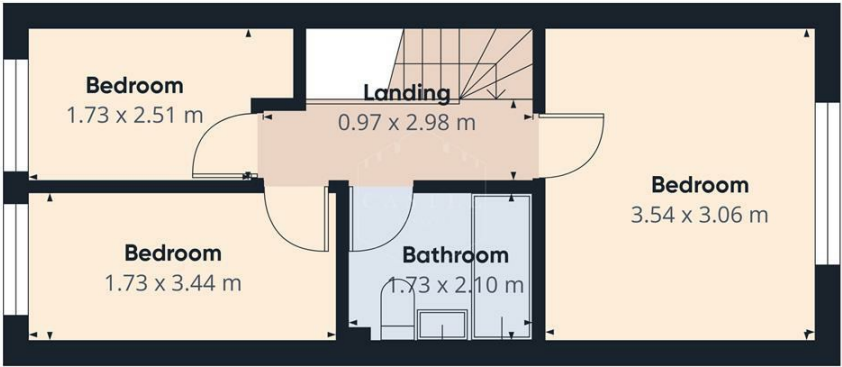
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EU Directive 2002/91/EC





Floor 0



Floor 1

Approximate total area⁽¹⁾
58.6 m²

(1) Excluding balconies and terraces

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.

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
