

CASTLE ESTATES

1982

****NO CHAIN** A TASTEFULLY PRESENTED TWO BEDROOMED SEMI DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION**



6 WILLOW TREE CLOSE BARWELL LE9 8LP

Offers In Excess Of £190,000

- Entrance Hall
- Well Fitted Kitchen
- Family Bathroom
- Private Lawned Rear Garden
- NO CHAIN
- Attractive Lounge
- Two Good Sized Bedrooms
- Off Road Parking
- Popular Residential Location
- VIEWING ESSENTIAL



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**** NO CHAIN **** A well presented semi detached property situated in a popular and convenient location, close to all local amenities and travel routes. Also, well placed and walking distance of the local primary and secondary schools.

The accommodation enjoys an entrance hall, attractive lounge to front and a well fitted kitchen. To the first floor there are two bedrooms and a family bathroom. Outside the property has off road parking and a private rear garden. **VIEWING ESSENTIAL**

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold)

ENTRANCE HALL

having upvc double glazed door, central heating radiator and staircase to the First Floor Landing.

LOUNGE

13'3" x 10'1" (4.06m x 3.08m)

having upvc double glazed bow window to front, central heating radiator, coved ceiling and tv aerial point.





KITCHEN

13'0" x 9'1" (3.98m x 2.79m)

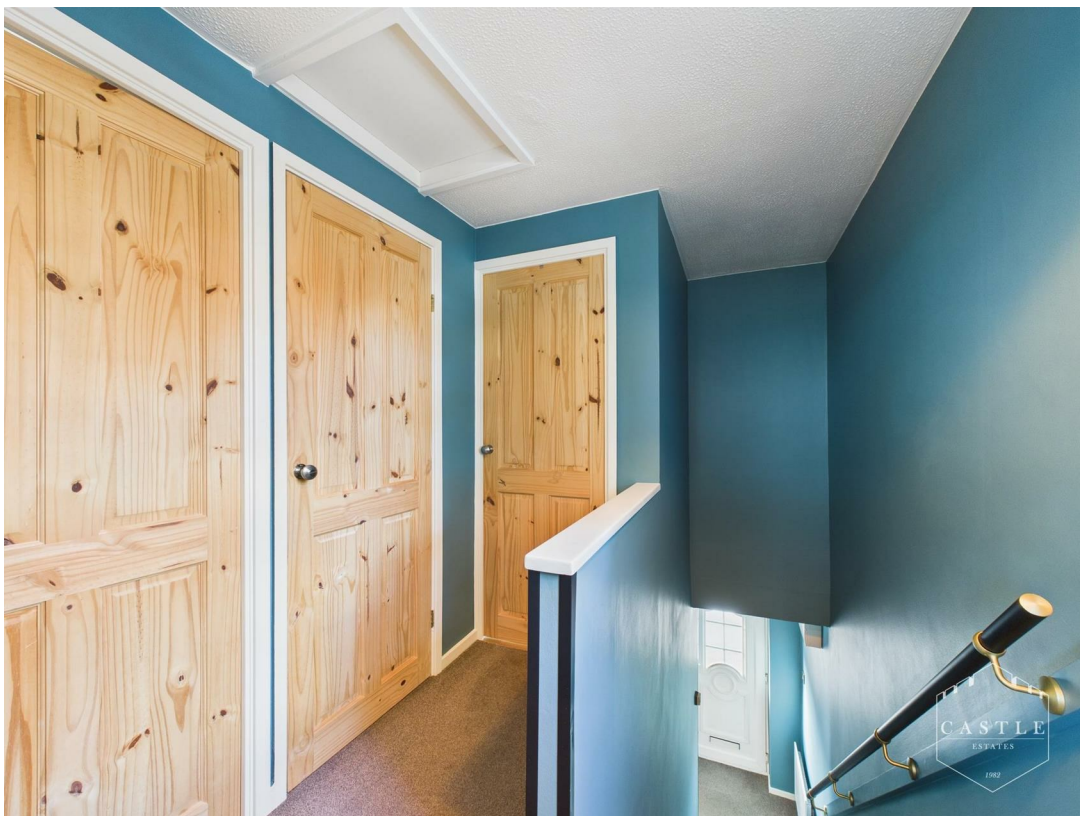
having range of Shaker style units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven and gas hob, space for fridge freezer, space and plumbing for washing machine, central heating radiator, coved ceiling, wood effect flooring, upvc double glazed windows and door to garden.





FIRST FLOOR LANDING

having access to the roof space, central heating radiator and upvc double glazed window to side.



BEDROOM ONE

10'0" x 9'4" (3.06m x 2.85m)

having built in wardrobes, central heating radiator, coved ceiling and two upvc double glazed windows to front.



BEDROOM TWO

9'0" x 6'6" (2.76m x 1.99m)

having built in wardrobes, central heating radiator, coved ceiling, wood effect flooring and upvc double glazed window to rear.



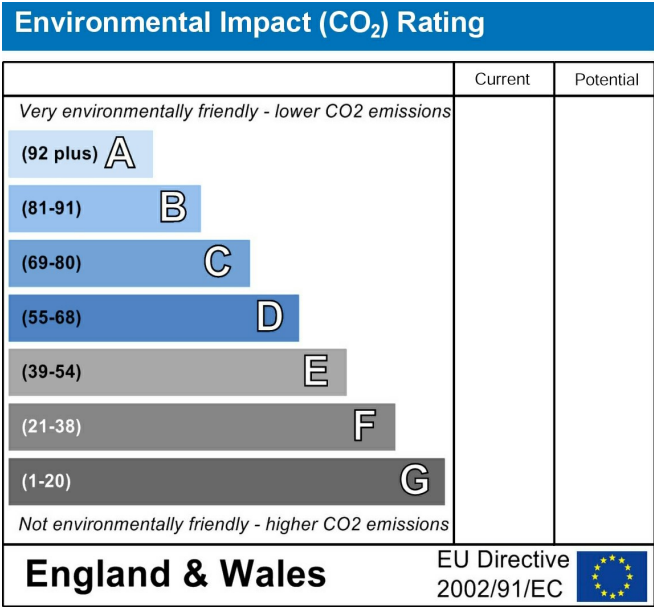
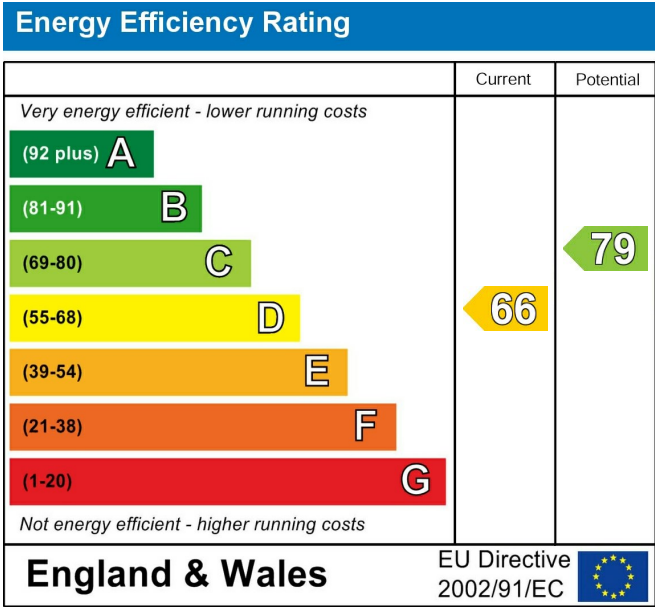
BATHROOM

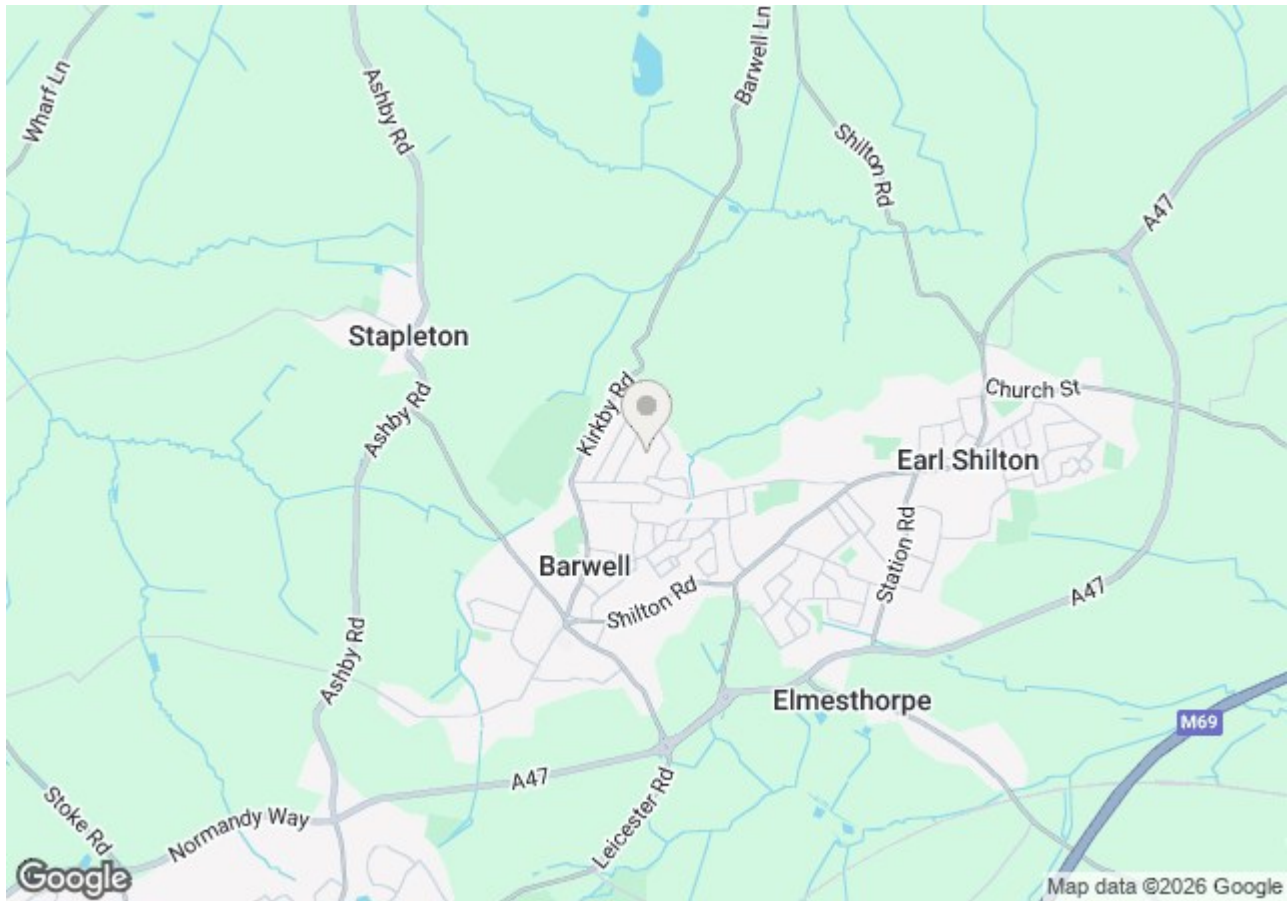
6'2" x 5'6" (1.90m x 1.70m)

having panelled bath, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass.

OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars and pebbled foregarden. A fully enclosed rear garden with patio area, lawn, mature trees, shrubs and fenced boundaries.



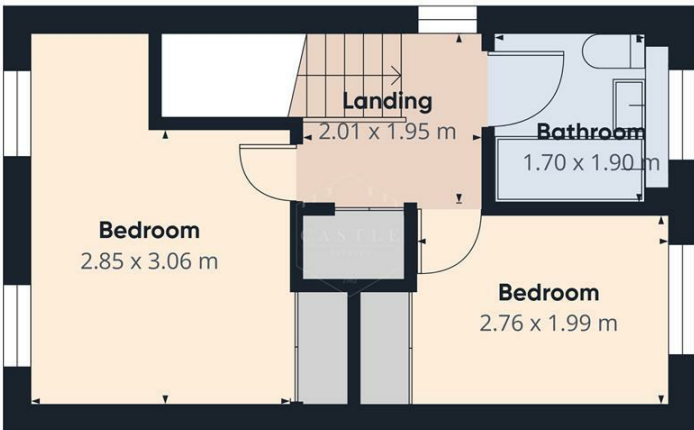


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		66	79
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) 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			
England & Wales EU Directive 2002/91/EC 			



Floor



Floor

Approximate total area⁽¹⁾
52.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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
