

# CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED SEMI DETACHED BUNGALOW WITH  
DETACHED GARAGE AND EASY TO MAINTAIN GARDENS SITUATED IN A POPULAR  
AND CONVENIENT CUL-DE-SAC LOCATION**



**122 CHARNWOOD ROAD  
BARWELL LE9 8FX**

**No Onward Chain £180,000**

- Entrance Vestibule
- Kitchen
- Sun Room
- Off Road Parking & Detached Garage
- NO CHAIN
- Attractive Lounge
- Two Bedrooms
- Shower Room
- Easy To Maintain Gardens
- VIEWING ESSENTIAL



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**\*\* NO CHAIN \*\*** A well appointed semi detached bungalow with off road parking and detached garage.

The accommodation enjoys entrance vestibule, attractive lounge, well fitted kitchen, two bedrooms, sun room and shower room. Outside the gardens are designed for easy maintenance being hard landscaped. Viewing is essential.

It is situated in a popular and convenient cul-de-sac location, close to 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.

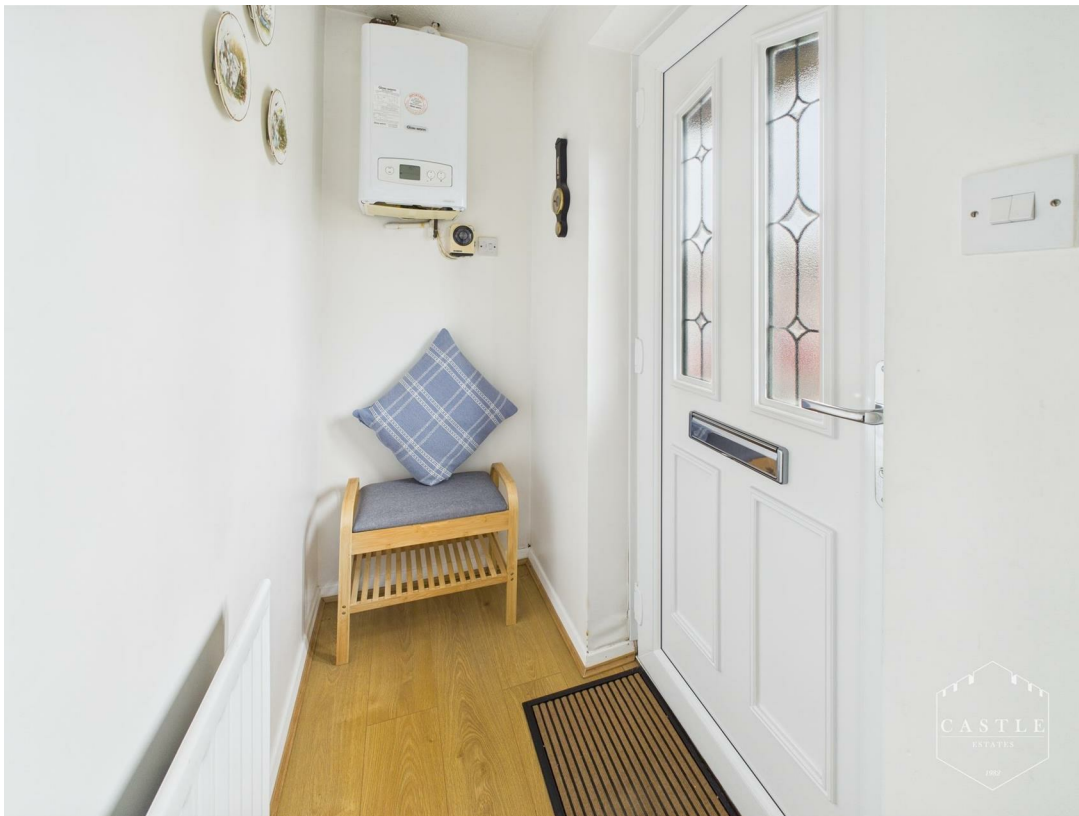
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE VESTIBULE**

5'9" x 2'10" (1.76m x 0.88m )

having composite double glazed front door with leaded lights, central heating radiator, wood effect flooring, wall mounted gas fired boiler for central heating and domestic hot water.





## LOUNGE

16'0" x 10'11" (4.88m x 3.34m )

having upvc double glazed bay window to front, feature fireplace with gas fire, marble back and hearth, central heating radiator and tv aerial point.





**KITCHEN**

10'5" x 5'8" (3.20m x 1.75m )

having range of fitted base units, drawers and wall cupboards, matching work surfaces, inset stainless steel sink with mixer tap, ceramic tiled splashbacks, built in oven, ceramic hob with extractor hood over, space and plumbing for washing machine, space for upright fridge freezer, panelled ceiling and upvc double glazed window to side.



## INNER HALL

having access to the roof space.

## SHOWER ROOM

6'0" x 5'8" (1.85m x 1.75m )

having corner shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled walls, wood effect flooring and upvc double glazed window with obscure glass.





## BEDROOM ONE

12'10" x 7'3" (3.93m x 2.23m )

having built in wardrobes, dressing table and shelving, central heating radiator and upvc double glazed sliding doors opening onto Sun Room.



## SUN ROOM

8'7" x 5'10" (2.62m x 1.78m )

having polycarbonate roof, upvc double glazed windows and door opening onto rear garden.



## BEDROOM TWO

8'7" x 6'9" (2.62m x 2.06m )

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





## OUTSIDE

There is direct vehicular access over a tarmac driveway with off road parking for two cars leading to GARAGE (5.23m X 2.57m) with up and over door, side window and door to garden. A slabbed foregarden with raised beds and mature shrubs. Side gate opening onto the hard landscaped rear garden with mature 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		

England & Wales

EU Directive 2002/91/EC




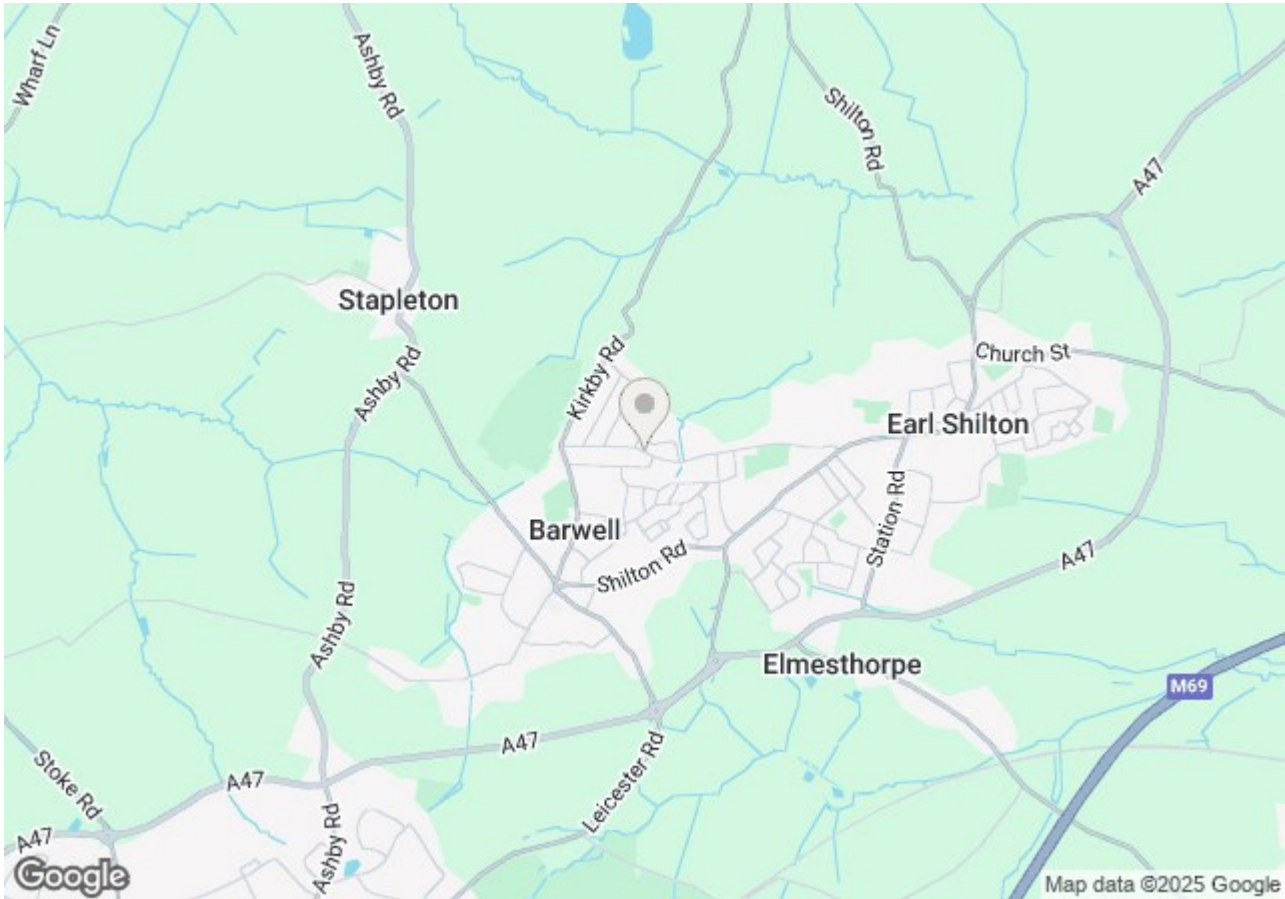
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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England & Wales

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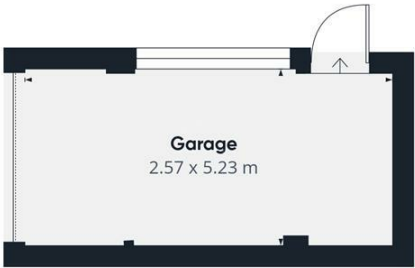




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
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England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Floor 0 Building 1



Floor 0 Building 2

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

(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.



## 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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