



44 Stafford Street

Barwell, Leicester, LE9 8HF

Offers In The Region Of £150,000



A traditional 2 bedroom mid terraced house. Additional benefits of gas central heating (combination boiler), PVCu double glazed, 2 reception rooms, kitchen, bathroom enclosed rear garden.

Ideally located close to all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

NO CHAIN.



Lounge (front). 14'7" (max) x 11'11" (max). (4.46 (max) x 3.64 (max).)
PVCu double glazed window, PVCu double glazed door, radiator and laminate floor.

Dining room (rear). 11'8" x 11'7". (3.58 x 3.55.)
PVCu double glazed window, radiator, staircase to the first floor and laminate floor.

Kitchen (rear). 8'10" x 5'8". (2.70 x 1.74.)
Stainless steel sink unit, range of base and wall units (6 base and 2 wall), associated work surfaces, ceramic tiled floor and PVCu double glazed window.

Utility room (rear). 8'5" x 4'11". (2.58 x 1.52.)
Ceramic tiled floor, plumbing for a washing machine and PVCu door.

First floor landing. 14'2" (max) x 2'8" (min). (4.33 (max) x 0.83 (min).)

Bedroom 1 (front). 11'8" x 11'6". (3.56 x 3.52.)
PVCu double glazed window, radiator, and PVCu double glazed window.

Bedroom 2 (rear). 11'8" x 8'1". (3.56 x 2.48.)
PVCu double glazed window, laminate floor and radiator.

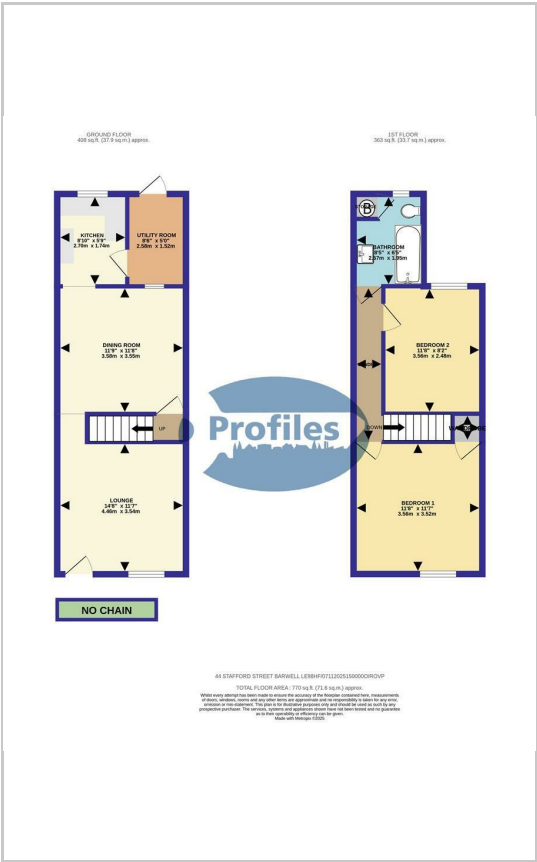
Bathroom (rear). 8'7" x 5'10". (2.64 x 1.78.)
Full suite in white, panel bath, washahnd basin, low flush wc, obscure PVCu double glazed window, radiator, linen cupboard with a wall mounted fan assisted gas fired combination boiler (Worcester 28i junior).

Outside.
Enclosed rear garden with established lawn, paved path and pedestrian right of access.

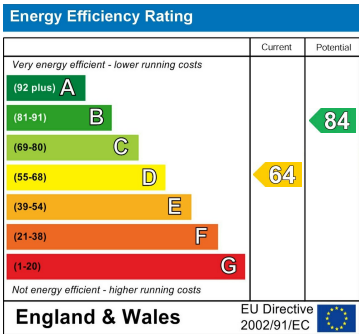
Area Map



Floor Plans



Energy Efficiency Graph



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