

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND MUCH IMPROVED ONE BEDROOMED PARK HOME ON A POPULAR DEVELOPMENT SITUATED IN A CONVENIENT VILLAGE LOCATION**

**\*\* FOR PERSONS OVER 50 ONLY \*\***



**8 CROFTERSVALE PARK MAIN STREET  
BARLESTONE CV13 0ED**

**Guide Price £120,000**

- Attractive & Spacious Lounge
- Inner Hall
- Family Bathroom
- Popular Village Location
- Well Fitted Living Kitchen
- Good Sized Bedroom
- Hard Landscaped Gardens
- VIEWING ESSENTIAL - FOR PERSONS OVER 50



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* FOR PERSONS OVER 50 ONLY \*\*** Nestled in the charming village of Barlestone, Nuneaton, this delightful one-bedroom park home on Main Street offers a unique opportunity for comfortable living in a tranquil setting. Ideal for those seeking a peaceful retreat, this property combines the convenience of modern amenities with the charm of semi-rural life.

Barlestone itself is a popular village with local shops and amenities, ensuring that you have everything you need within easy reach. With excellent transport links to nearby towns and cities, this property offers both the tranquillity of village life and the convenience of urban accessibility.

The accommodation enjoys good sized lounge/dining room, well fitted living kitchen (originally kitchen and a further bedroom which could be easily converted back, if required), inner hall, bedroom and shower room. Outside the property has ample off road parking and mature gardens surrounding the bungalow.

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

Hinckley and Bosworth Borough Council - Band A (Leasehold).

This property is leasehold. Ground Rent of £117.41 paid monthly.

### **LOUNGE/DINING ROOM**

19'10" x 13'6" (6.05m x 4.13m )

having upvc double glazed front door with leaded light, three upvc double glazed windows, feature fireplace surround, coved ceiling, tv aerial point and serving hatch to Kitchen.





**HALL**

13'9" x 3'3" (4.20m x 1.01m )

having wood effect flooring and coved ceiling.

## LIVING KITCHEN

21'11" x 9'8" (6.70m x 2.97m )

KITCHEN AREA having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, wood effect flooring, upvc double glazed window and door to Rear Porch.

LIVING AREA This was originally a bedroom, therefore, could be easily converted back if required, having wood effect flooring, coved ceiling, central heating radiator, upvc double glazed window and French doors opening onto Garden.

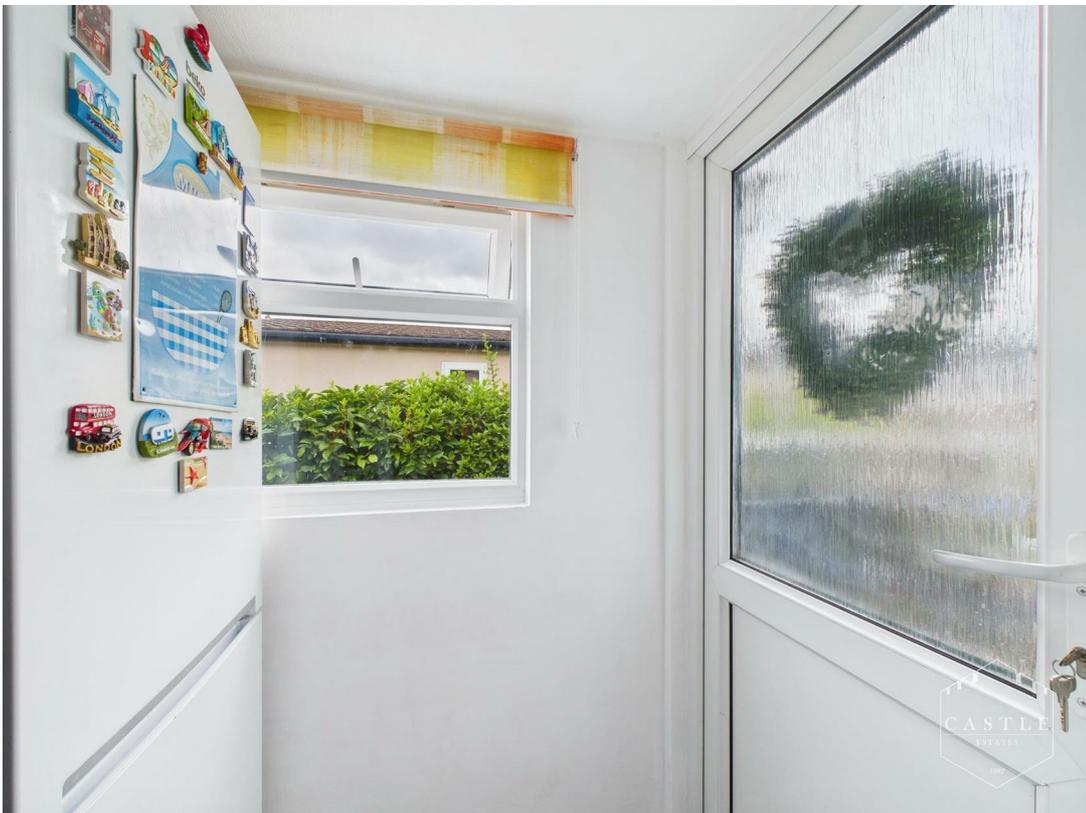






**REAR PORCH**

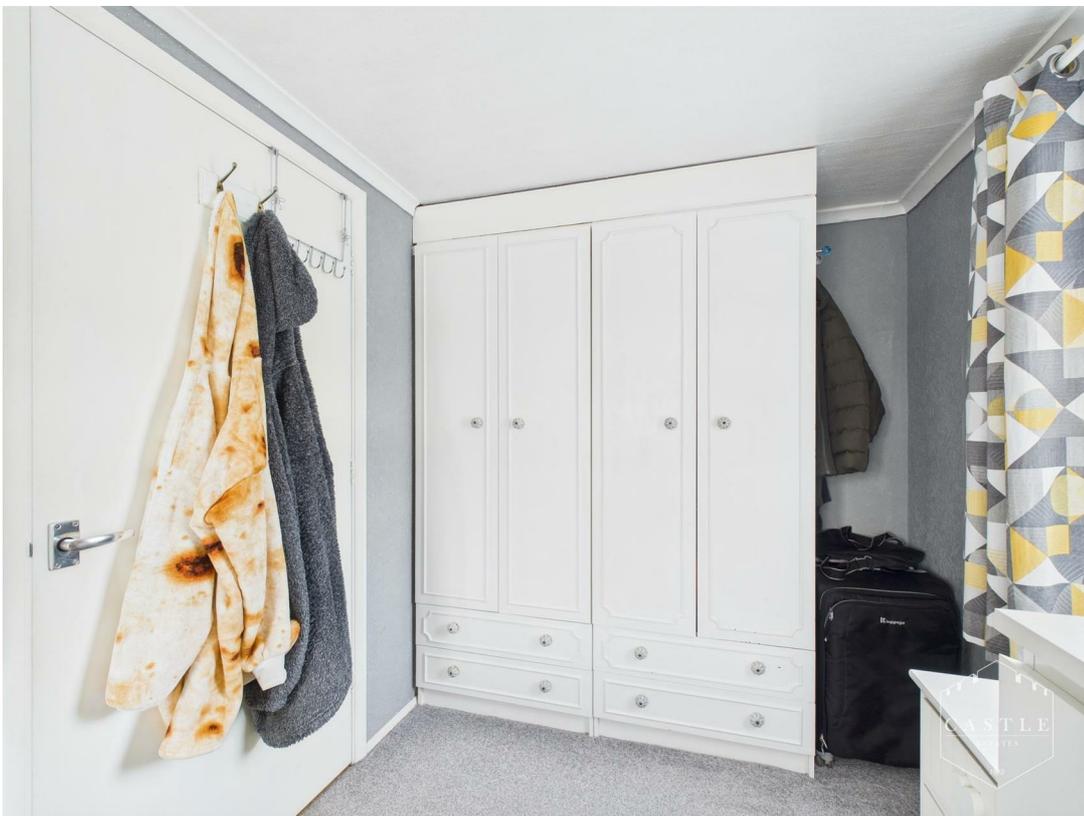
having space for upright fridge freezer, upvc double glazed window and upvc double glazed door to outside.



**BEDROOM**

14'2" x 9'8" (4.33m x 2.97m )

having coved ceiling, central heating radiator and two upvc double glazed windows.



## SHOWER ROOM

6'5" x 5'6" (1.96m x 1.68m )

having corner shower cubicle, vanity unit with wash hand basin, low level w.c., panelled walls, chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access over a good sized block paved driveway with standing for several cars. Mature well tended gardens with an array of mature flower borders and shrubs, well fenced boundaries and patio area.



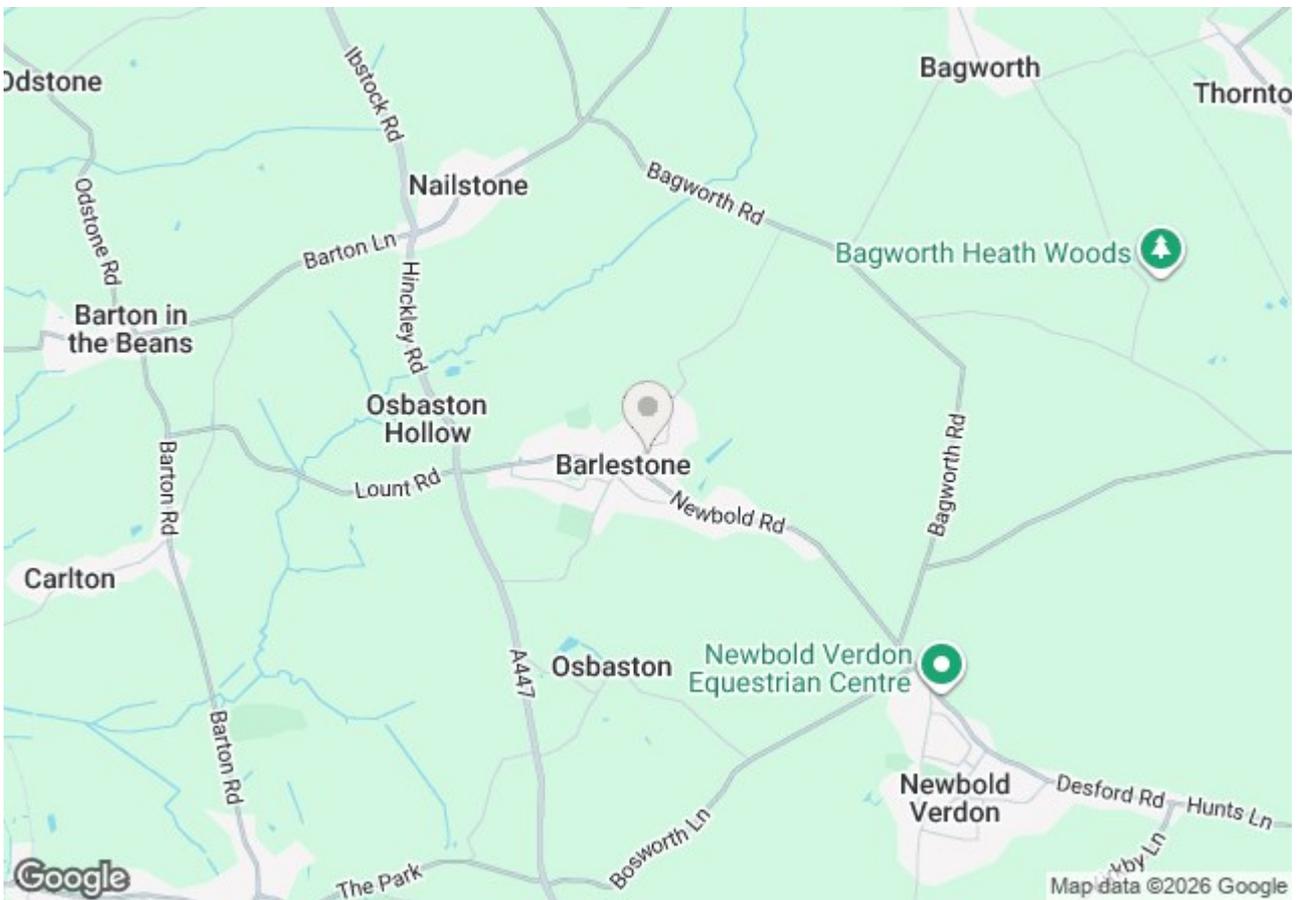


**Energy Efficiency Rating**

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



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



## **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

---