

CASTLE ESTATES

1982

A TRADITIONAL TWO BEDROOMED SEMI DETACHED PROPERTY WITH GOOD SIZED REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION - AVAILABLE NOW - PETS ALLOWED



**17 REGENT STREET
BARWELL LE9 8GY**

£940 PCM

- Entrance Vestibule
- Dining Room
- Two Good Sized Bedrooms
- Private Off Road Parking
- Large Garden Shed
- Lounge
- Kitchen
- Modern Bathroom
- Sizeable Rear Garden
- Outside Utility



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A traditional two-bedroom semi-detached property, ideally situated in a popular and convenient area of Barwell. The property benefits from a good-sized rear garden and offers comfortable accommodation throughout.

ENTRANCE VESTIBULE

having upvc double glazed front door and original coloured tiled flooring.

LOUNGE

10'9" x 9'10" (3.3m x 3m)

having original fireplace with open fire facility, two niches with fitted shelving, central heating radiator and upvc double glazed bay window overlooking the front.



DINING ROOM

11'5" x 11'1" (3.5m x 3.4m)

having original fireplace with electric fire, tiled surround and hearth, central heating radiator, built in display cupboard and walk in downstairs store with recently replaced electric consumer unit.



DINING ROOM



KITCHEN

11'1" x 6'2" (3.4m x 1.9m)

having a range of medium oak fitted units including base units, drawers and wall cupboards, marble effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap, electric oven and grill, four ring gas hob, central heating radiator, red quarry tiled flooring and half glazed door to Lean To Side Entrance Porch.



KITCHEN



LEAN TO SIDE ENTRANCE PORCH

7'10" x 4'3" (2.4m x 1.3m)

having upvc double glazed side windows, vinyl flooring and upvc double glazed rear entrance door to garden.



FIRST FLOOR LANDING

BEDROOM ONE

10'9" x 10'5" (3.3m x 3.2m)

having feature fireplace and central heating radiator.



BEDROOM ONE



BEDROOM TWO

11'5" x 11'1" (3.5m x 3.4m)

having central heating radiator, built in cupboard and access to the roof space.



BATHROOM

11'9" x 6'2" (3.6m x 1.9m)

having white suite including panelled bath with electric shower over, fully tiled shower area, rail and curtain, pedestal wash hand basin, low level w.c.. cupboard housing the gas fired boiler for central heating and domestic hot water.



OUTSIDE

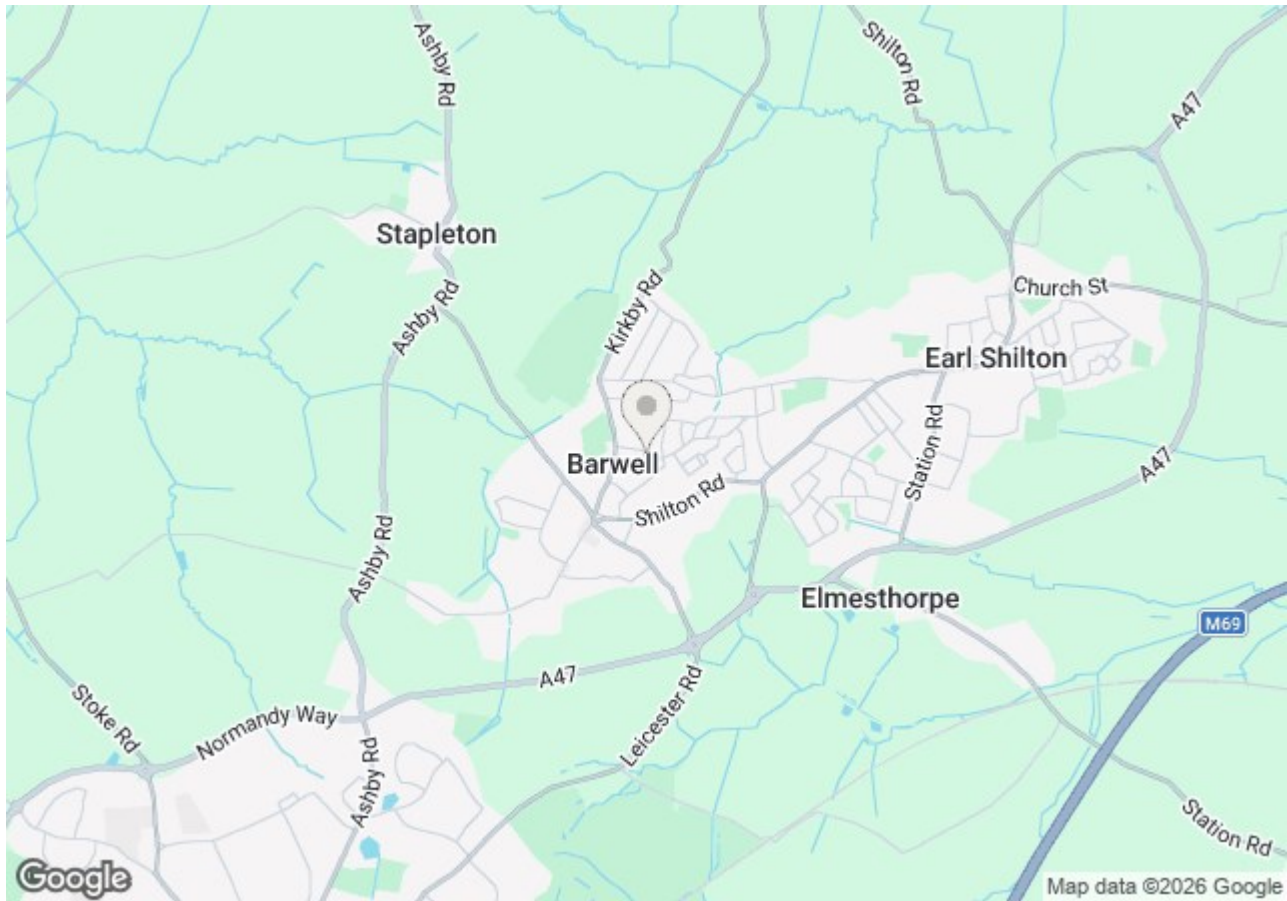
There is vehicular access to a parking space to fore. Pedestrian access to the right hand side via gate leading to a good sized rear garden with UTILITY STORE (1.9m x 1.6m) having low level w.c., space and plumbing for washing machine. GARDEN SHED (3.6m x 2.7m). Mature trees and shrubs, ornamental wildlife pond. Not overlooked from the rear.

Energy Efficiency Rating

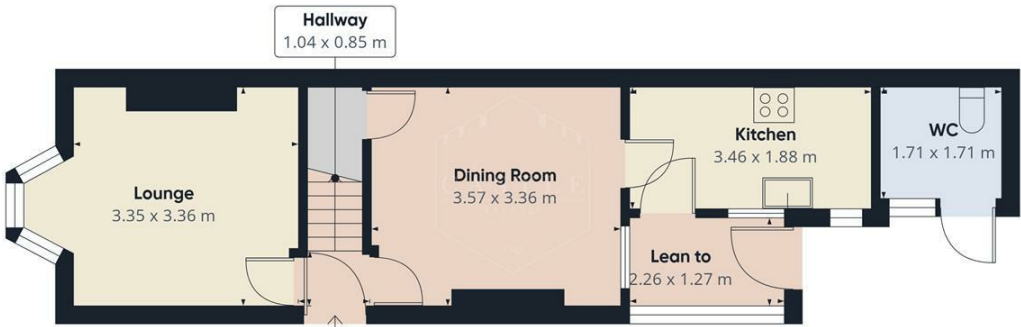
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Floor 0



Floor 1

Approximate total area^m
69.6 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
