



136 Hereford Close, Barwell - LE9 8HU
£200,000

 **NEWTON FALLOWELL**

136 Hereford Close

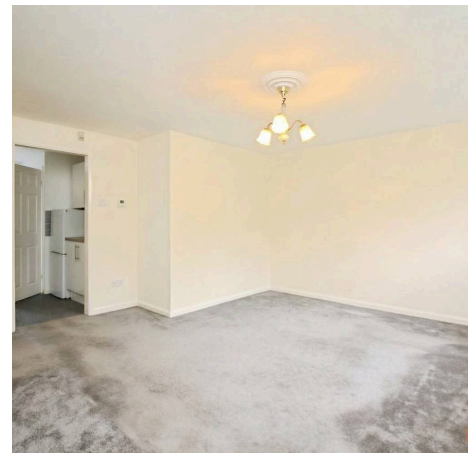
Barwell, Leicester

Situated in the popular village of Barwell, this well-presented three-bedroom semi-detached home offers well-proportioned accommodation, off-road parking and gardens to both the front and rear. Available with no upward chain, the ground floor comprises a welcoming reception room with space for both sitting and dining, leading through to a modern kitchen with a range of wall and base units, cooker and appliance space. A rear hall provides access to the garden and stairs rising to the first floor. Upstairs are three well-proportioned bedrooms, a family bathroom with a white three-piece suite and access to the loft. The principal bedroom benefits from a built-in cupboard providing useful storage and housing the central heating boiler. An ideal first purchase or a home for a growing family, the property is located within easy reach of Barwell's local amenities, with Hinckley nearby offering further shopping, leisure and transport facilities.

Council Tax band: B

Tenure: Freehold

- Three bedroom terrace house
- Sought after cul de sac location
- Available with no upward chain
- Perfect first purchase or family home
- Off road parking for two cars to the rear
- Modern fitted kitchen and bathroom
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed into a reception room, providing ample space for both formal dining and comfortable sitting. The room features carpet flooring, neutral décor and a window overlooking the front elevation. A door leads through to the modern kitchen, which is fitted with a range of wall and base units, complemented by roll-edge work surfaces and brick-effect tiling. There is also a cooker and space for additional appliances. From the kitchen, a door leads into the rear hall, providing access to the garden and featuring a staircase rising to the first floor.

Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, all presented with carpet flooring and neutral décor. The principal bedroom benefits from a built-in cupboard, housing the central heating boiler while also providing useful additional storage. Completing the first floor is the family bathroom, fitted with a white three-piece suite comprising a bath with shower over, wash basin and WC. The carpeted landing also provides access to the loft space.

Outside

Occupying a sought after cul de sac position, the plot offers a lawned front garden with a pathway to the front door and access to a useful store. The rear garden is mainly laid to lawn, enclosed by fencing and features a patio area adjacent to the home perfect for outdoor sitting and entertaining. There is also a timber shed and gated access from the rear leading to a driveway which accommodates parking for two cars.



Location

Barwell is a popular Leicestershire village situated between Hinckley and Earl Shilton, offering a range of local amenities including shops, community facilities and recreational opportunities. The village benefits from convenient road links, with the A47 providing access towards Hinckley and Leicester, while the wider motorway network offers connections towards Coventry and Birmingham. Hinckley town centre is also within easy reach, providing a broader selection of shops, leisure facilities and transport links.

Tenure & Council Tax

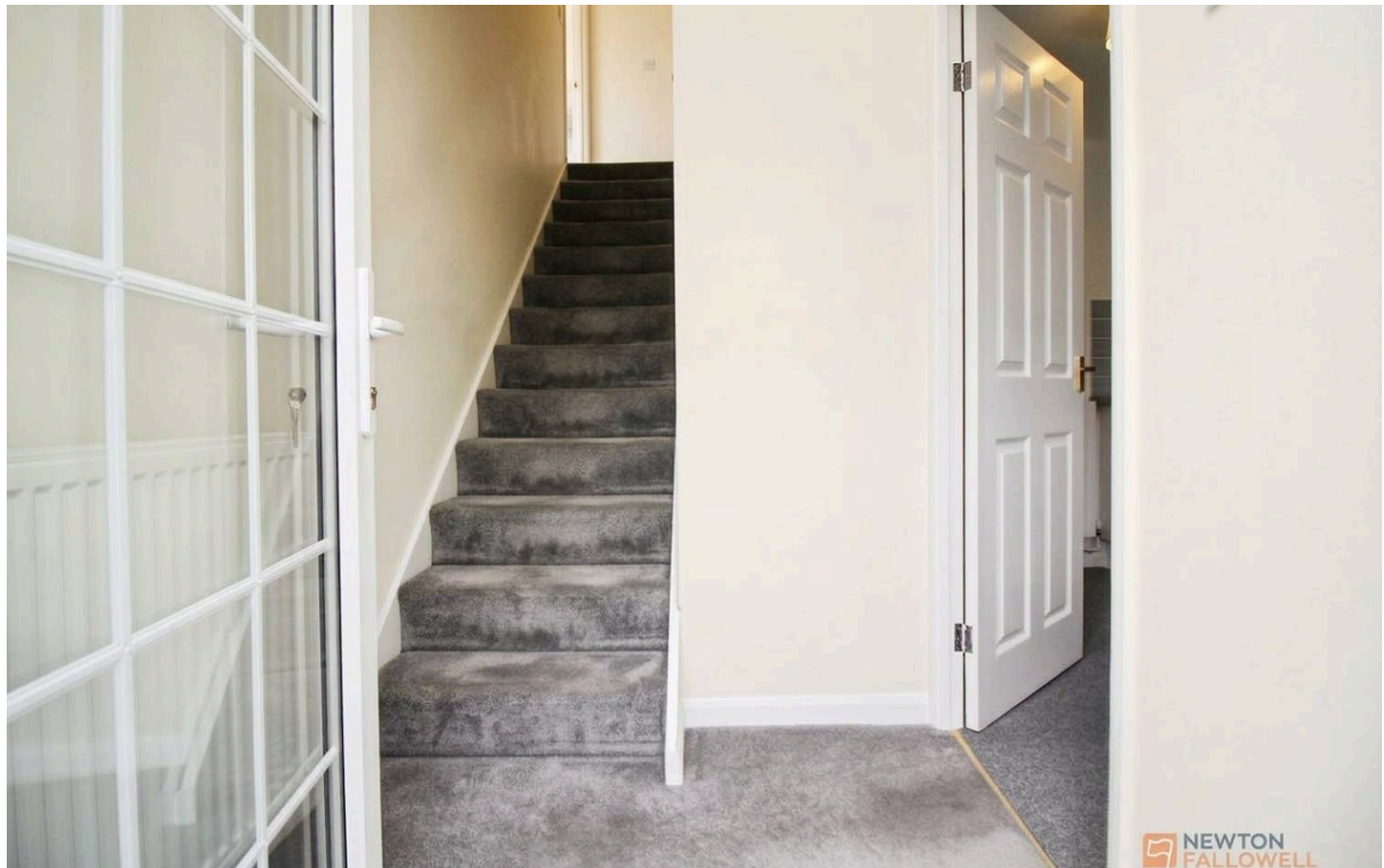
We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

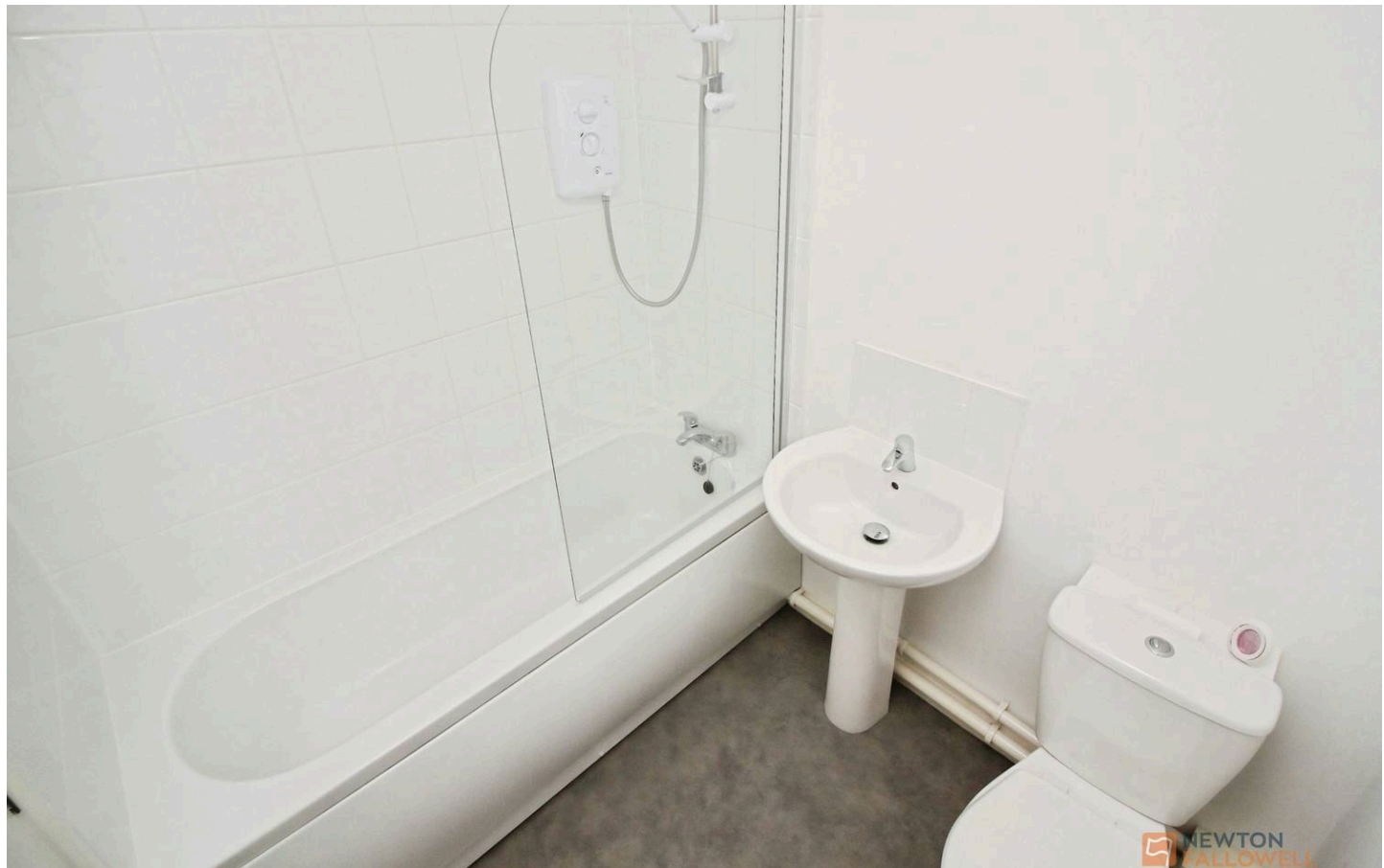


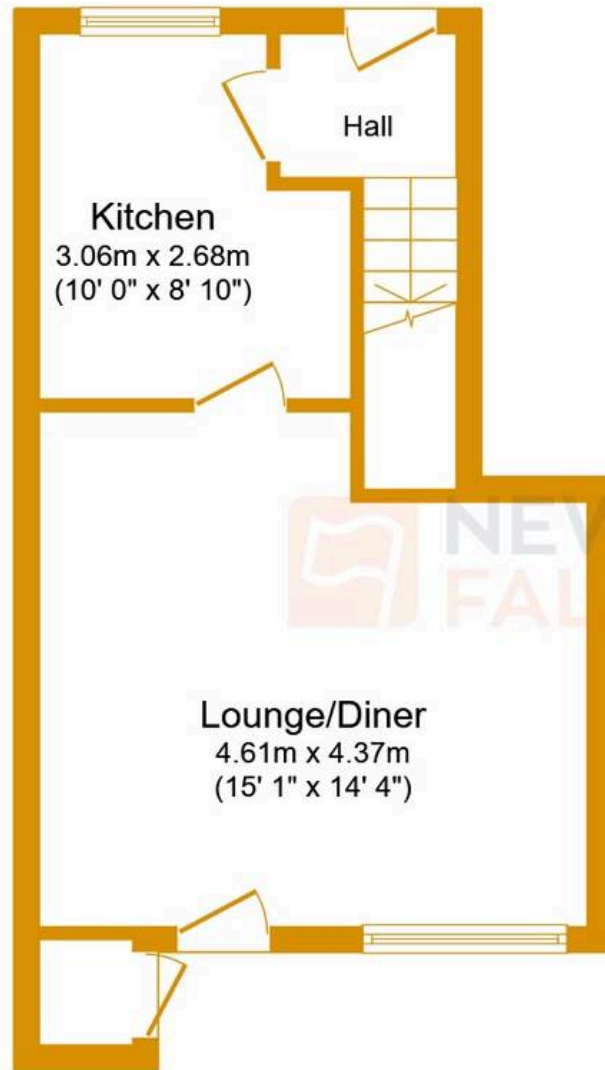
Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

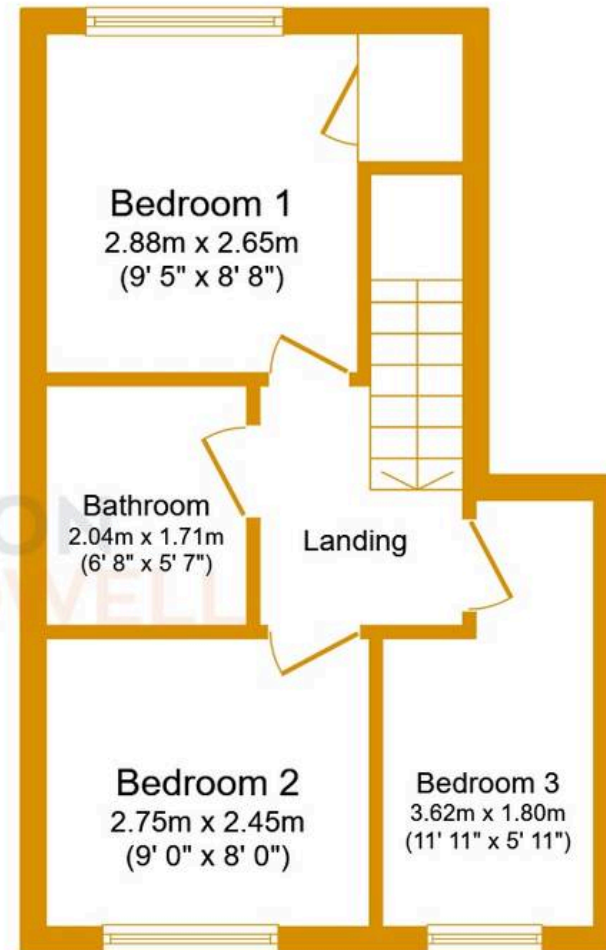
Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





Ground Floor



First Floor

Total floor area: 62.5 sq.m. (672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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