

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED TRADITIONAL TERRACE PROPERTY SITUATED IN A POPULAR TOWN CENTRE LOCATION

**** AVAILABLE NOW ****



**16 CHAPEL STREET
BARWELL LE9 8DD**

£825 Per Month

- Lounge To Front
- Utility Room
- First Floor W.C.
- Lawned Rear Garden
- AVAILABLE NOW
- Well Fitted Kitchen
- Modern Family Bathroom
- Two Double Bedrooms
- Town Centre Location
- VIEWING ESSENTIAL



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www.castles-online.co.uk



**** AVAILABLE NOW - VIEWING ESSENTIAL **** A well presented and much improved traditional terrace property situated in a popular and convenient town centre location.

The accommodation enjoys lounge to front, well fitted kitchen, utility room and ground floor bathroom. To the first floor there are two double bedrooms and a useful separate w.c. Outside the property enjoys a lawned rear garden.

COUNCIL TAX BAND & TENURE

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

LOUNGE

12 x 11'9 (3.66m x 3.58m)

having composite front door, upvc double glazed window to front, built in meter cupboard and central heating radiator.





INNER LOBBY

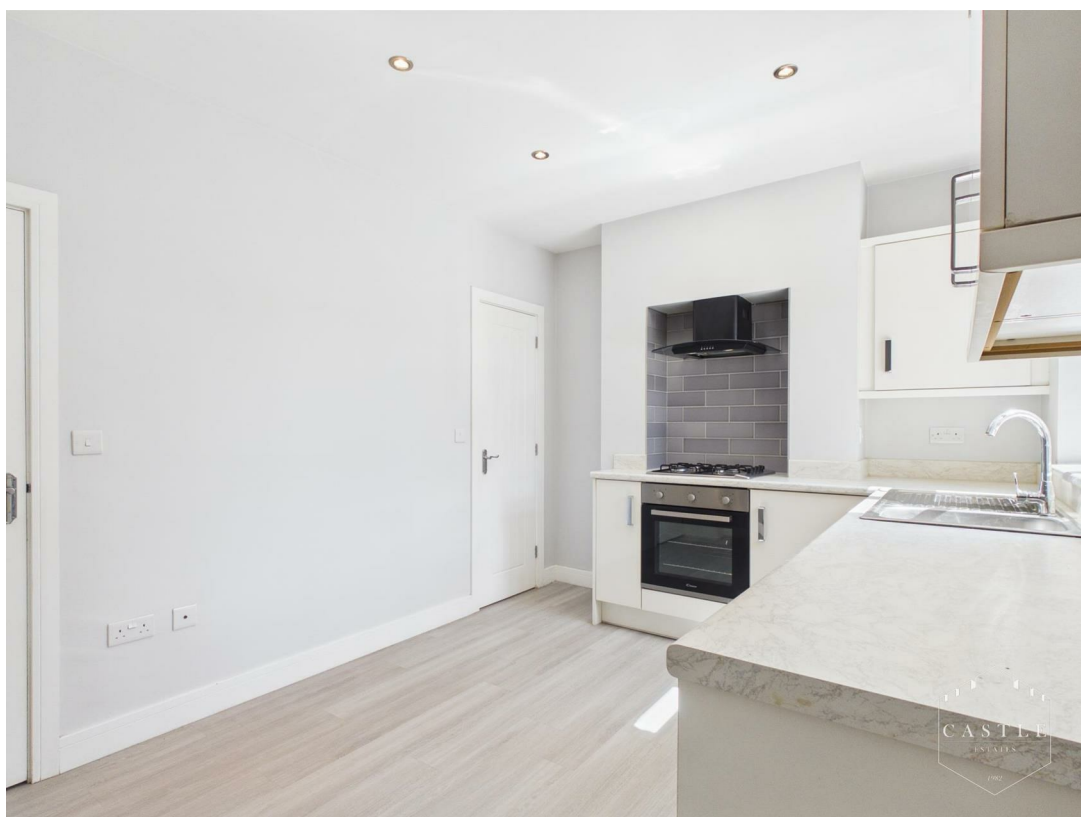
6'7 x 2'9 (2.01m x 0.84m)

having central heating radiator and inset LED lighting. Staircase to First Floor Landing.

KITCHEN

12 x 9'4 (3.66m x 2.84m)

having range of fitted base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for fridge, central heating radiator, inset LED lighting, wood effect flooring, useful walk in pantry store downstairs and upvc double glazed window to rear.



UTILITY ROOM

11'2 x 6'2 (3.40m x 1.88m)

having matching fly over work surface with space and plumbing beneath for washing machine, dishwasher and venting for tumble dryer, fitted cupboard, wood effect flooring, central heating radiator, inset LED lighting, upvc double glazed window to side and door to Garden.



BATHROOM

6'3 x 5'11 (1.91m x 1.80m)

having integrated low level w.c., wash hand basin and vanity cabinets, shower cubicle, central heating radiator, fully tiled walls, wood effect flooring and upvc double glazed window with obscure glass to side.



FIRST FLOOR LANDING

6'11 x 2'9 (2.11m x 0.84m)

having access to the roof space and inset LED lighting.

SEPARATE W.C.

having low level w.c., vanity unit with wash hand basin, chrome heated towel rail, inset LED lighting, shaver point and wood effect flooring.



BEDROOM ONE

12'3 x 11'11 (3.73m x 3.63m)

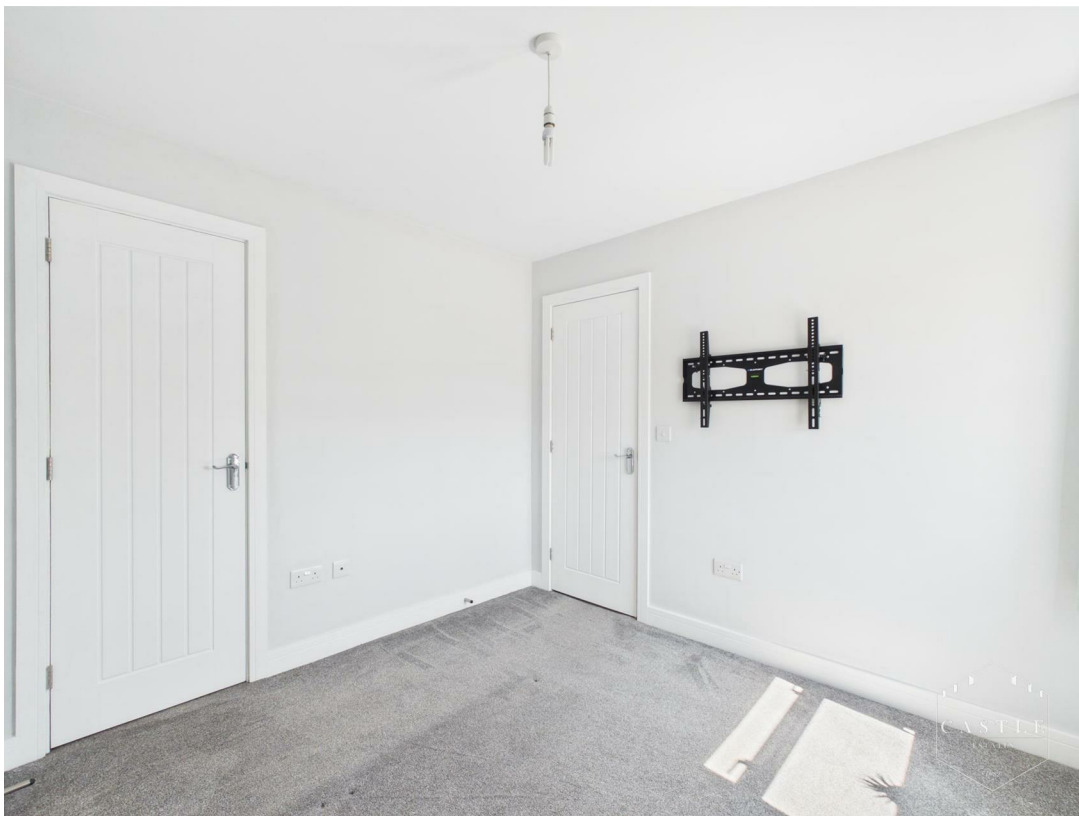
having central heating radiator, wall mounted tv aerial point and upvc double glazed window to front.



BEDROOM TWO

9'3 x 9'1 (2.82m x 2.77m)

having built in storage cupboard, central heating radiator, wall mounted tv aerial point and upvc double glazed window to rear.



OUTSIDE

There is shared access to a lawned rear garden with paved patio area, walled and fenced boundaries.

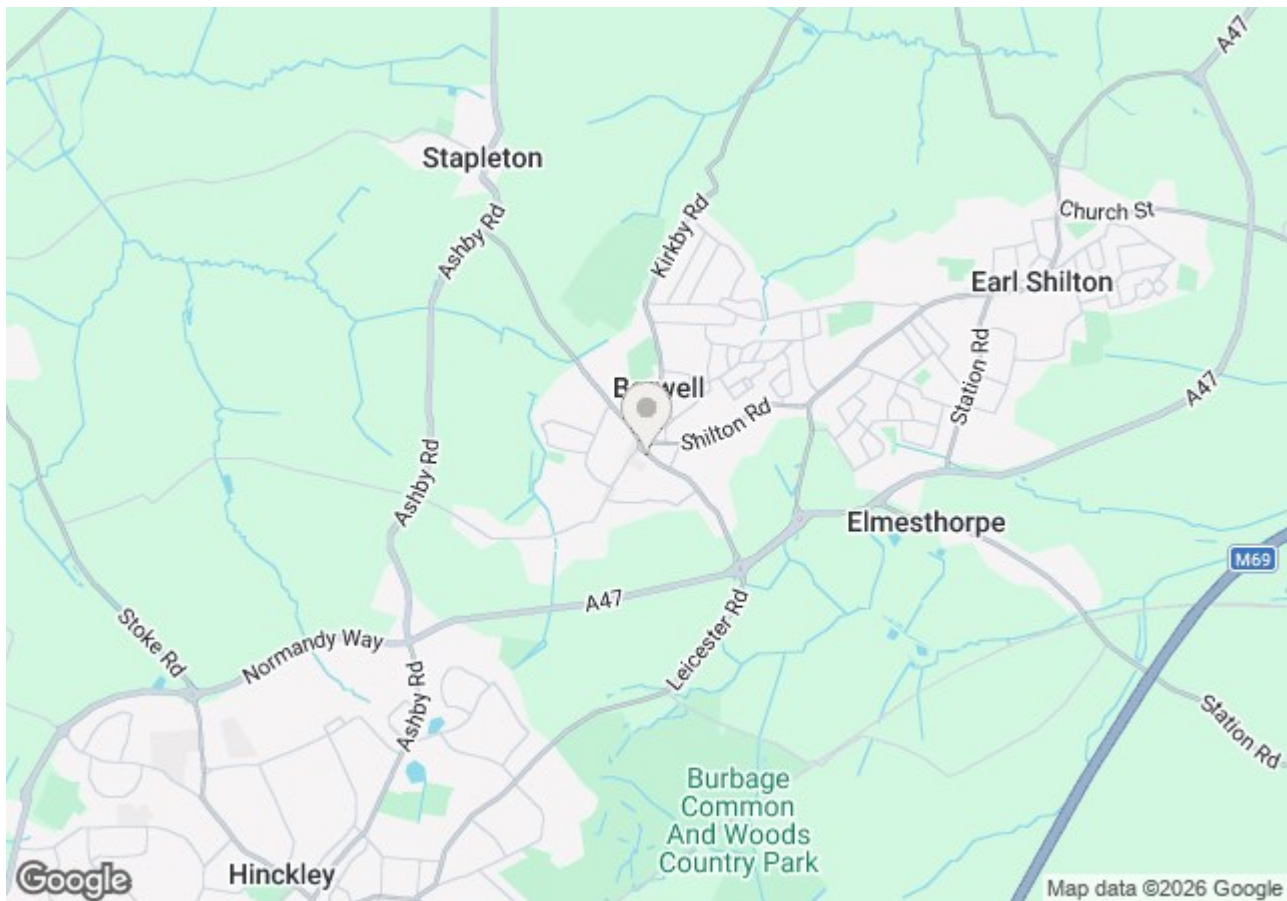


Energy Efficiency Rating

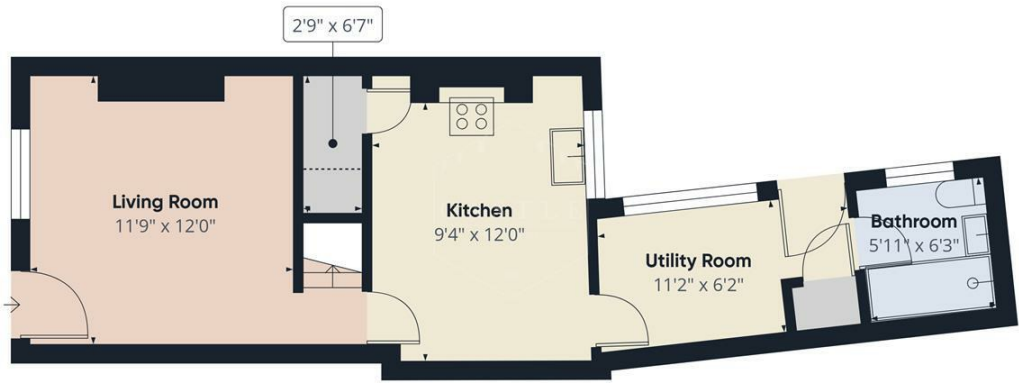
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
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(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
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(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
685 ft²
Reduced headroom
5 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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
