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## 9 BANK TERRACE, BARWELL, LE9 8GG

**OFFERS OVER £180,000**

Much improved and refurbished traditional 3 storey terraced cottage property of character. Popular and highly convenient location within walking distance of the village centre including shops, schools, Doctors surgery, public houses, restaurants and with good access to major road links. Well presented including panelled interior doors, Herringbone luxury vinyl tiled flooring, coving, gas central heating and UPVC SUDG. Spacious accommodation offers lounge and dining kitchen. Three good sized bedrooms and bathroom with shower. Block paved driveway to front. Enclosed sunny patio to front. Patio/Courtyard to rear with brick store. Viewing highly recommended. Blinds included.



## TENURE

Freehold

Council Tax Band A

## ACCOMMODATION

UPVC SUDG front door to

### LOUNGE

11'10" x 11'6" (3.62 x 3.51)

With Herringbone luxury vinyl tiled flooring, TV aerial point. Feature fireplace with timber mantle and tiled hearth incorporating a log burning stove. Industrial style shelving within the alcoves, coving to ceiling. The lounge also houses the fuse board and electric meter. Opening to



### KITCHEN/DINER

11'8" x 11'5" (3.58 x 3.49)

With luxury vinyl tiled flooring, a range of blue fashionable floor standing kitchen cupboard units with concrete effect working surfaces. CDA five ring gas hob extractor above, black Blanco resin sink with food disposal unit, black boiling mixer taps, tiled splashbacks. Built in AEG dishwasher, built in Neff double oven. Built in fridge freezer, further matching range of wall cupboard units, one housing the Heat Line combination boiler for central heating and domestic hot water. Coving to ceiling, inset ceiling spotlights. UPVC door to yard. Panelled door to under stairs storage cupboard, single panelled radiator.



### FIRST FLOOR LANDING

With a useful storage cupboard. Panelled door to

### BEDROOM TWO TO FRONT

11'10" x 11'8" (3.62 x 3.58)

Double panelled radiator, wood effect laminate flooring, coving to ceiling, over stairs storage cupboard with shelving.



## BEDROOM THREE TO REAR

6'10" x 11'9" (2.09 x 3.59)

With wood effect laminate flooring, single panelled radiator, coving to ceiling.

Panelled door to



## FAMILY BATHROOM

4'3" x 8'5" (1.31 x 2.59)

With tile effect vinyl flooring, single panelled radiator, three piece suite consisting of low level WC, vanity wash hand basin with storage beneath, black mixer taps above. Panelled bath with black mixer tap and shower attachment, OVC panelling surrounds, coving to ceiling.



## BEDROOM ONE ON THE SECOND FLOOR

11'10" x 15'6" (3.61 x 4.73)

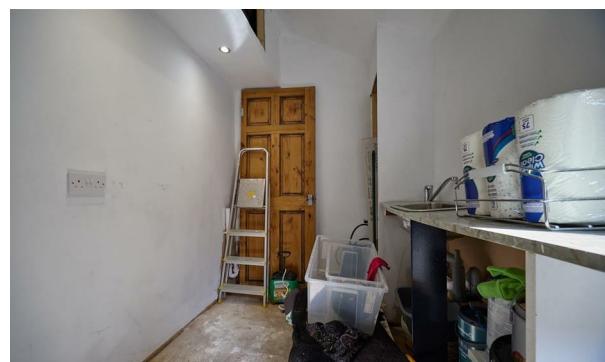
With wood effect laminate flooring, two grey fashionable upstanding radiators, Velux window, inset spotlights, LED lighting within the beams. Storage within the eaves.



## BRICK BUILT STORE

9'6" x 5'1" (2.91 x 1.56)

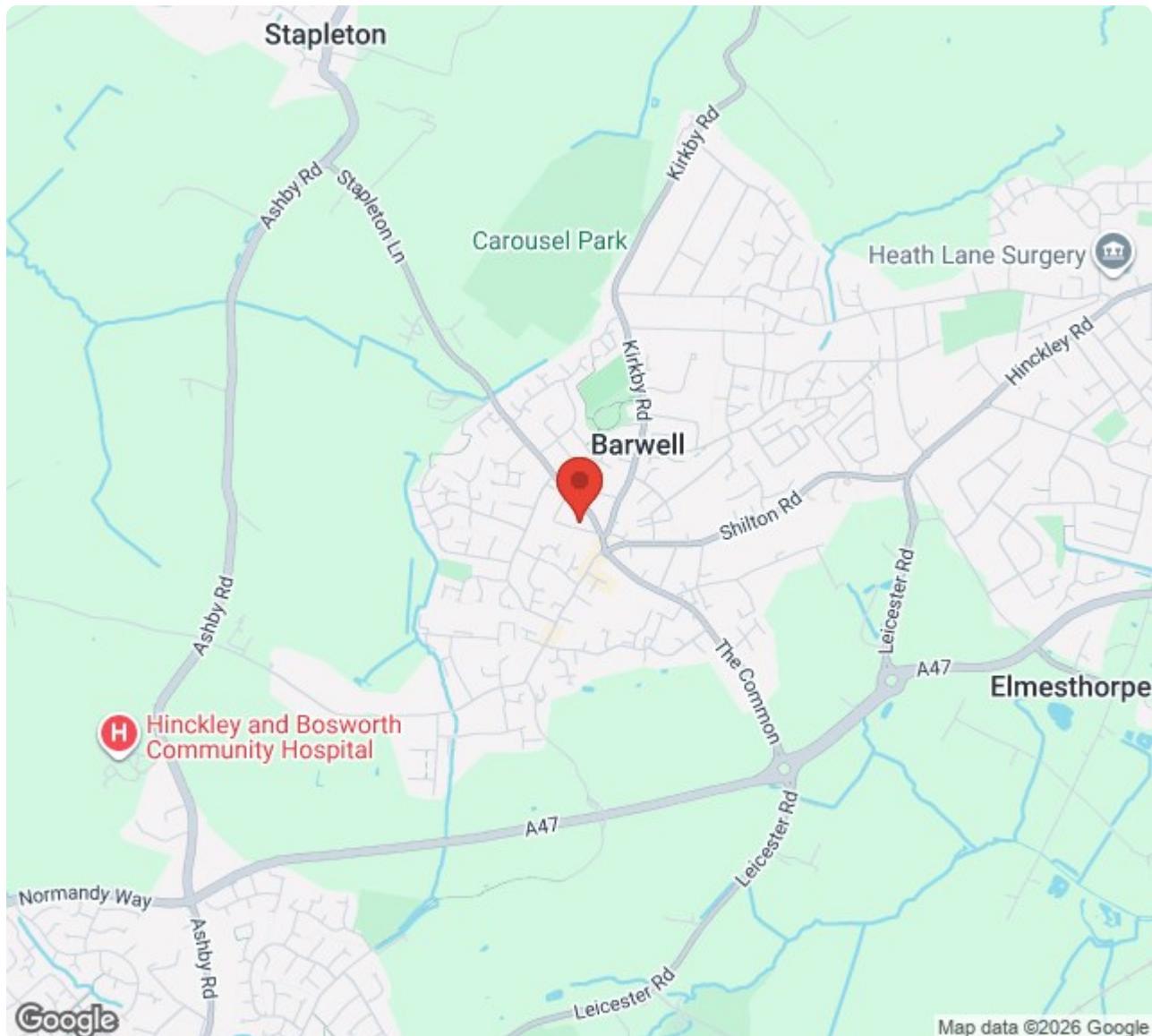
With electric and spotlights. Stainless steel sink, chrome mixer tap and a run of worktops with concrete flooring.



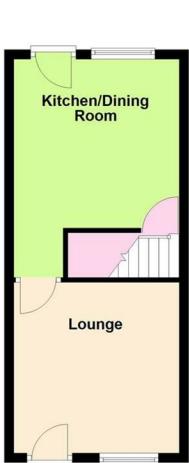
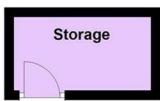
## OUTSIDE

The property to front has a block paved driveway for one car, enclosed with a timber sleeper wall. There is a front and enclosed with fencing front garden with a limestone patio, outside lighting. There is a car charger on the front drive which is included. Outside the rear of the property is a shared yard and brick built store with timber door.

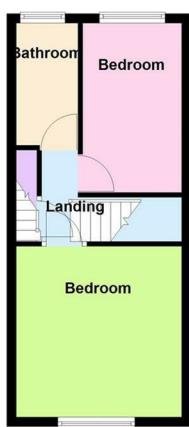




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	