2 Chestnut Place

Warner Street, Barrow upon Soar, Loughborough, LE12 8GW







A well-presented ground floor apartment in a fantastic village location, overlooking the war memorial and green. Offering two bedrooms, allocated parking and no upward chain, this property is ideal for first-time buyers, downsizers and buy-to-let investors alike.

£155,000

John German

Situated in the popular village of Barrow upon Soar, this well-presented ground floor apartment offers comfortable, well-proportioned accommodation in a convenient location, making it an excellent opportunity for first-time buyers, those looking to downsize or investors seeking a buy-to-let property.

The front door leads into a central hallway, providing access to the principal rooms. The living room is a good-sized reception space, ideal for relaxing or entertaining, while the separate fitted kitchen enjoys an outlook towards the front of the property and the attractive village green and war memorial.

There are two bedrooms, offering flexibility for a main bedroom and guest room, home office or additional living space. The main bedroom also overlooks the green, providing a pleasant outlook. The bathroom is fitted with a bath and shower over, wash basin and WC.

Being situated on the ground floor, the apartment may particularly appeal to those wishing to avoid stairs, including downsizers and buyers who would benefit from easier access. The property benefits from electric heating throughout and an EPC rating of C, which may also be of interest to landlords and buy-to-let investors.

Externally, there is an allocated parking space within the car park to the rear, with visitor parking also available.

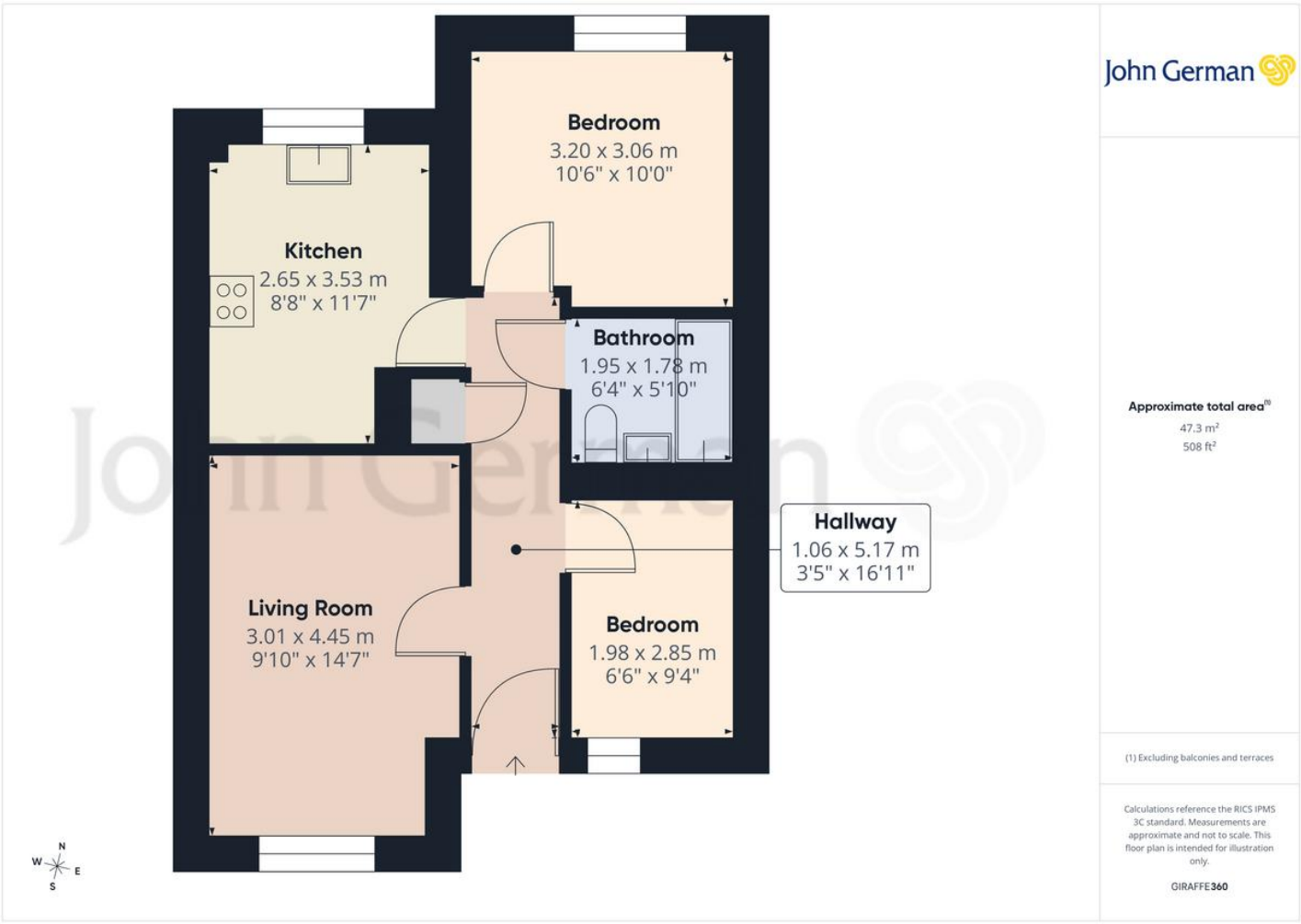
Barrow upon Soar is a well-regarded village offering a range of local shops, cafés, pubs and everyday amenities. The railway station is approximately a five-minute walk away, providing connections towards Leicester and Loughborough, with onward services to other destinations. The village centre is also within easy walking distance, while road links provide access to Loughborough, Leicester and the wider Charnwood area.

Offered for sale with no upward chain, this attractive apartment represents an excellent opportunity for buyers looking for well-presented, low-maintenance accommodation in a desirable village setting. The washing machine and furniture is included in the sale, if required.

Tenure: Leasehold. Lease commenced 1/3/2001 with 974 years currently remaining. Service charge £93 per month. Ground rent £0. Payable to Oaks and Land Ltd. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: One allocated space plus visitor parking
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Charnwood Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23102026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




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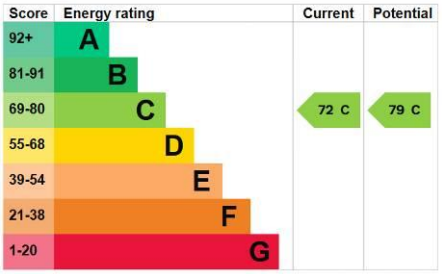

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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