



Church Street, Barrow Upon Soar, LE12 8HP

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT
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Property Description

A most delightful Grade II Listed mid terraced cottage situated in the heart of this sought after and very well served village, close to the Parish Church and School. The cottage is brick built with a graduated Swithland Slate roof and has many character features including solid oak latch doors, beams and also has gas central heating. The accommodation includes living room, fitted kitchen, first floor landing, 2 bedrooms and bathroom, there is also a useful attic space with Velux rooflights to the rear.

A particular feature of this property are the gardens, having an open plan front garden and all of the area immediately to the rear of all the cottages belongs to number 25, with access for the neighbouring homes, a brick outhouse and then a further large area of garden beyond the outhouses.

The property is offered with no upward chain and would be ideal for a first time buy, rental or even an Air B & B.





Key Features

- DELIGHTFUL GRADE II LISTED COTTAGE
- CHARACTER FEATURES
- GAS CENTRAL HEATING
- LOUNGE AND FITTED KITCHEN
- 2 BEDROOMS AND BATHROOM
- FRONT GARDEN AND LARGE MATURE REAR GARDENS
- BRICK outhouse
- NO CHAIN
- IDEAL FTB, RENTAL OR AIR B&B

Guide Price
£190,000

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- veal.sideboard.author

ACCOMMODATION IN DETAIL

GROUND FLOOR

LOUNGE

With cottage style window and door to front, stone floor, radiator, alcove cupboard, beamed ceiling, stairs to first floor, door to kitchen.

FITTED KITCHEN

With window and stable door to rear, oak fronted base and wall units, granite work surfaces, stainless steel 'Belfast' style sink, gas hob, single oven, space for fridge freezer, integrated dishwasher and washing machine, central heating boiler set into cupboard, radiator.

FIRST FLOOR LANDING

With loft access to useful attic space, having 2 Velux rooflights.

BEDROOM 1

With window to front and radiator.

BEDROOM 2

Having window to rear and radiator.

BATHROOM

Having window to rear, white suite comprising w.c., wash basin and bath with shower over, tiled splashbacks, stone floor, heated towel rail.

OUTSIDE

Open plan front garden with path to front door.

Good sized rear garden which sits to the rear of the whole row of cottages, with lawn, flower and shrub beds, fish pond and brick outhouse. The neighbouring cottages have access to their respective outhouses. To the rear is a further area of garden with mature Beech hedging, a shingle path then leads to a further area with a timber garden shed, each of the cottages officially have access along this path and to the side of the shed to the former outside w.c.'s, although these are now in a delapidated state. The properties also have access via a wrought iron gate and a path to the left hand end of the row, to the street.





Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approximate Gross Internal Area
44.4 sq. m. (478 sq. ft.)



Ground Floor

Floor area 22.2 sq.m. (239 sq.ft.) approx

First Floor

Floor area 22.2 sq.m. (239 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

Council Tax Band - A

Local Authority
Charnwood Borough Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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