Alexanders
MarketMakers.

Avondale Road
Barlestone

- Offered with no upward chain
- Three bedroom semi-detached home
- Sought-after Barlestone village
- Ideal first home or investment
- Spacious living room
- Generous dining kitchen
- Garage and ample off-road parking
- Enclosed rear garden
- EPC Rating D / Council Tax Band B / Freehold

Alexanders are delighted to bring to the market this three bedroom semi-detached property, offered with no upward chain and presenting excellent potential for further enhancement. Located in the sought-after village of Barlestone, the property provides an excellent opportunity for first-time buyers, families, and investors alike.

An entrance hall with a useful storage cupboard leads to the living room, which is centred around a feature fireplace and flows through to the dining kitchen at the rear of the property.

To the first floor are two double bedrooms and a single bedroom, all served by the family bathroom.

A spacious driveway to the front and side provides parking for multiple vehicles. To the rear of the property, the established garden is laid to lawn and enclosed by well-stocked herbaceous borders. The detached garage provides useful storage.

Location:
Located in the heart of the ever-popular village of Barlestone, families benefit from the well-regarded Barlestone Church of England Primary School, with further primary and secondary options such as Dove Bank Primary School, Dixie Grammar School, and The Market Bosworth School all within a few miles, supported by local school transport where eligible.

Barlestone offers everyday conveniences including a Co-op with Post Office, pubs, takeaways, and other local shops, while nearby Market Bosworth and Hinckley provide a broader range of facilities. Commuters will appreciate good road access to the A50, M1, and M69, with rail services available from Hinckley and Leicester stations, making journeys to Leicester, Birmingham, and beyond straightforward.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band B.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

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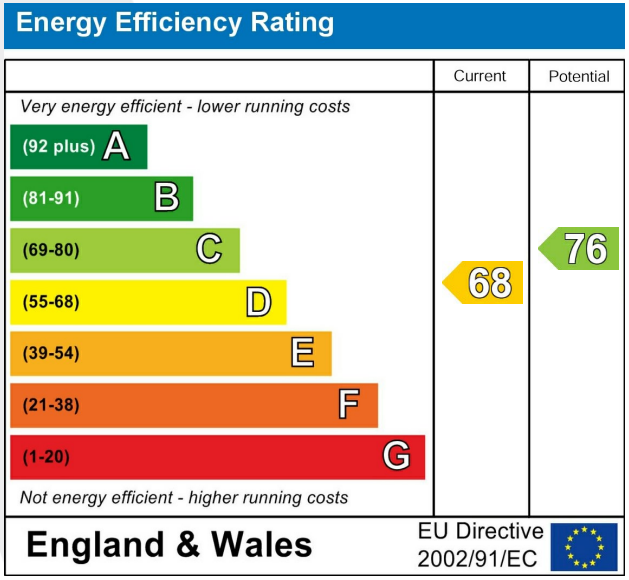
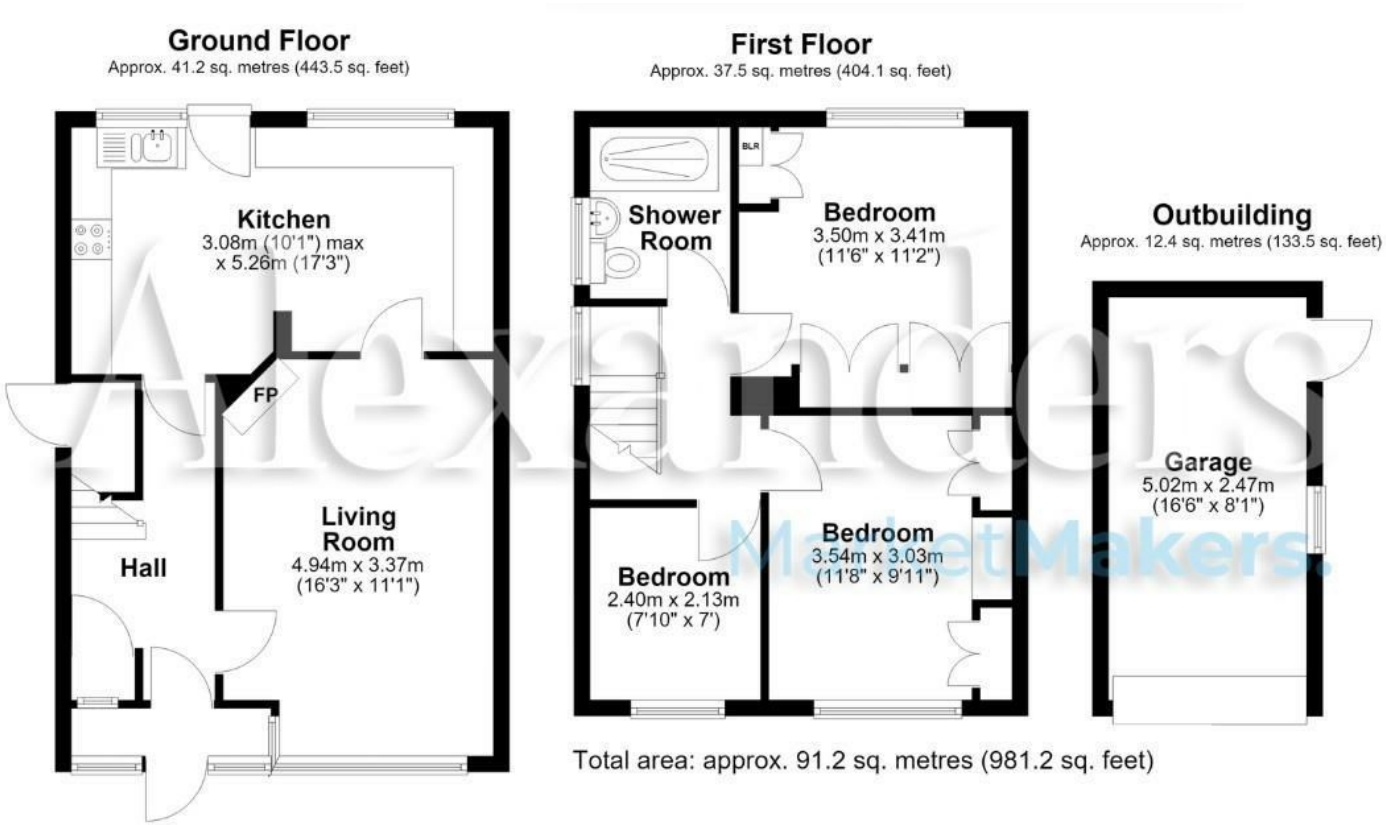

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
76
England & Wales
EU Directive 2002/91/EC


Ground Floor
Approx. 41.2 sq. metres (443.5 sq. feet)
Kitchen
3.08m (10'1") max
x 5.26m (17'3")
FP
Hall
Living Room
4.94m x 3.37m
(16'3" x 11'1")
First Floor
Approx. 37.5 sq. metres (404.1 sq. feet)
BLR
Shower Room
Bedroom
3.50m x 3.41m
(11'6" x 11'2")
Bedroom
2.40m x 2.13m
(7'10" x 7')
Bedroom
3.54m x 3.03m
(11'8" x 9'11")
Outbuilding
Approx. 12.4 sq. metres (133.5 sq. feet)
Garage
5.02m x 2.47m
(16'6" x 8'1")
Total area: approx. 91.2 sq. metres (981.2 sq. feet)

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