



**3 Bedroom House - Townhouse**  
**located on Blackburn Road, Barwell**  
**Offers In The Region Of £205,000**

**UP Estates**



THREE DOUBLE BEDROOM HOME | SOUTH FACING GARDEN | DRIVEWAY & GARAGE | CONSERVATORY | WELL MAINTAINED THROUGHOUT | GREAT LOCATION

Situated in Barwell, within walking distance to Barwell Academy, this well maintained three bedroom mid terraced home offers spacious accommodation and excellent convenience. The property benefits from easy access to the A47 and Leicester Road, along with Hinckley town centre and a range of local amenities nearby.

The ground floor features a spacious porch with stairs leading to the first floor, a good sized living room and a well maintained kitchen. To the rear, a conservatory provides additional living space and overlooks the garden.

Upstairs, the property offers three double bedrooms along with a family bathroom fitted with both bath and separate shower.

Externally, the rear garden is a great size and benefits from a desirable south facing aspect, making it ideal for enjoying sunlight throughout the day. To the front, there is a driveway providing off road parking for two vehicles along with access to a single integral garage, offering excellent potential for conversion (subject to planning).

This is a fantastic opportunity to acquire a spacious and well looked after home in a convenient location.

## Offers In The Region Of

- THREE DOUBLE BEDROOM MID TERRACED HOME
- WELL MAINTAINED THROUGHOUT
- KITCHEN & CONSERVATORY
- FAMILY BATHROOM WITH SEPARATE SHOWER
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES
- SINGLE INTEGRAL GARAGE (POTENTIAL TO CONVERT STPP)
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Blackburn Road, Hinckley, Barwell





Total Area: 93.6 m<sup>2</sup> ... 1007 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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