EDWARDS
SALES AND LETTINGS

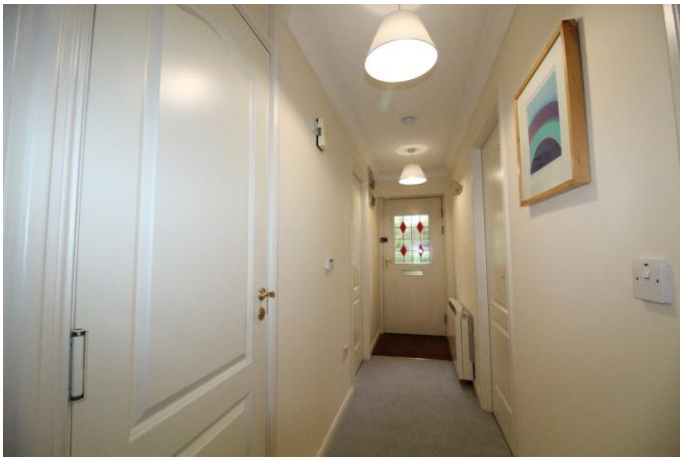
Warner Street

£127,950

Barrow Upon Soar, Loughborough, LE12 8GW

Property Features

- VIDEO TOUR AVAILABLE
- IMMACULATE THROUGHOUT
- LOUNGE
- BATHROOM
- GROUND FLOOR APARTMENT
- NO UPWARD CHAIN
- TWO BEDROOMS
- FITTED KITCHEN
- ALLOCATED PARKING
- PVCu DOUBLE GLAZING



Full Description

VIDEO TOUR AVAILABLE FABULOUS FIRST TIME BUYERS/INVESTMENT BUY. GROSS ANNUAL INCOME POTENTIAL OF OVER £7000 PER ANNUM. IMMACULATE THROUGHOUT, FRESHLY DECORATED AND WITH NEW CARPETS THROUGHOUT, this BEAUTIFUL GROUND FLOOR APARTMENT IS HARD TO BEAT! The entrance hall gives way to a LIGHT AND AIRY LOUNGE, TWO BEDROOMS, the master having FITTED WARDROBE, SMART FITTED KITCHEN and bathroom, all benefiting from PVCu DOUBLE GLAZING and electric heating. This LOVELY HOME in a well-managed complex, with landscaped gardens and ALLOCATED PARKING SPACE, TICKS ALL THE BOXES for those seeking a single storey home in this popular commuter village with its' great local amenities and bags of community spirit.

HALL
Door into entrance hall, new carpet,wall mounted heater,airing cupboard and doors to lounge, both bedrooms, kitchen and family bathroom.

LOUNGE
14' 8" x 9' 10 (MAX)" (4.47m x 3m)
PVCu double glazed window to the front elevation, new carpet and wall mounted heater.

KITCHEN
11' 6" x 7' 6" (3.51m x 2.29m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in electric hob, extractor fan, under counter space for fridge, under counter space and plumbing for washing machine and PVCu double glazed window to the rear elevation.

BEDROOM ONE
10' 8" x 10' 1" (3.25m x 3.07m)
PVCu double glazed window to the rear elevation, fitted wardrobes, new carpet and wall mounted heater.

BEDROOM TWO
9' 5" x 6' 6" (2.87m x 1.98m)
PVCu double glazed window to the front elevation, new carpet and wall mounted heater.

BATHROOM
Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin and bath with shower over.

OUTSIDE
Outside the property are the communal gardens and allocated parking. The property is situated in a fantastic village location the river Soar runs past the village & offers attractive walks & wildlife. Barrow Upon Soar also offers its own railway station on the Nottingham/ Leicester line being just a 5 minute walk from the property.

AGENTS NOTE
Management charge £65 per month and 981 years left on the lease.

Viewing Arrangements
Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances
Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs
It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

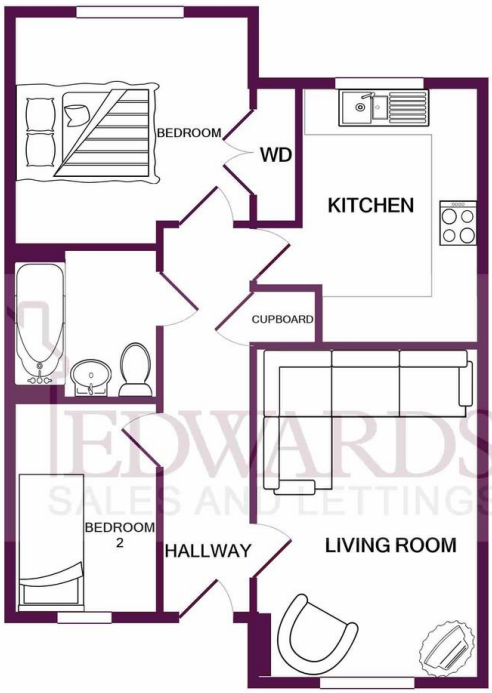
General Note

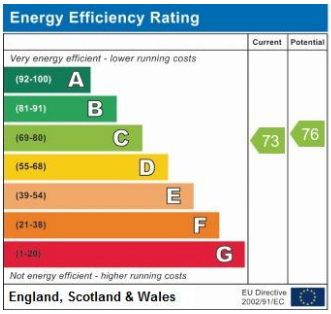
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

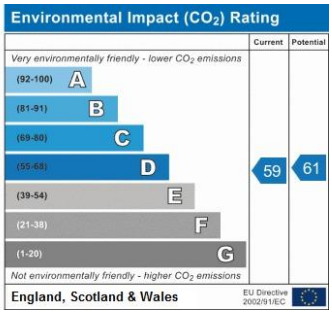
Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements