



wards
Residential

2 Farm Road, Barwell, LE9 8LG
£895.00 Per calendar month

Freehold

This two bedroomed semi detached house is situated in a residential location and has easy access to local schools, shops and amenities. The accommodation comprises of the following: Lounge, Conservatory and Kitchen with a range of base and wall units. First Floor - one Double Bedroom, one Single Bedroom and Bathroom with shower. Outside - single garage, sizeable driveway and rear garden. Additionally this property benefits from having both double glazing and gas fired central heating. EPC Rating D , Council tax Band B, Available Now, Security Deposit £1,032.00, Holding fee £206.00

Porch

With tiled flooring and UPVC door to the front elevation.

Lounge

3.74 x 3.71 Metres

With feature black electric fire with stone effect surround, open staircase and UPVC window to the front elevation.

Kitchen

2.4 x 3.68 Metres

Fitted with a range of contemporary grey base and wall units with grey working surfaces over and stainless steel sink and drainer. Freestanding electric cooker with extractor over and plumbing for a washing machine. Vinyl flooring and UPVC windows and door to the Conservatory.

Conservatory

3.22 x 3.37 Metres

With vinyl flooring, ceiling fan and UPVC French doors to the garden.

Landing

With loft access hatch, airing cupboard containing gas fired central heating boiler and UPVC window to the side elevation.



Garage

4.78 x 2.31 Metres

With power, lighting and up and over door to the front elevation and UPVC door to the garden.

Outside

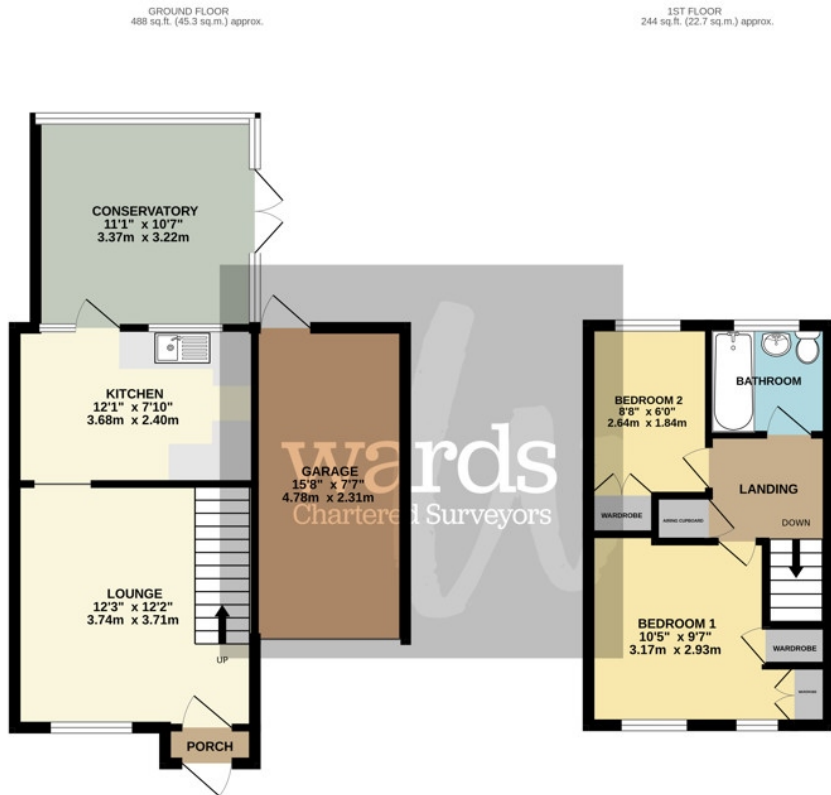
To the front elevation, there is a large block paved driveway with dwarf walling adjacent to the pavement. To the rear elevation, the good sized gardens are predominantly laid to lawn, with a shrubbery border and timber shed to the rear of the plot. Patio area adjacent to the house, enclosed by dwarf walling and with steps to the lawn. The gardens are enclosed by a mixture of timber fencing and hedging.

EPC Rating - D(64)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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