



12 Church Close, Barwell, LE9 8DZ  
£130,000

wards  
Residential

Freehold. NO CHAIN. A one bedroom semi detached bungalow, situated in a small close overlooking St Mary's Church and the war memorial, on the fringe of Barwell village centre. Within easy walking distance of local shops and amenities and with convenient access to local bus routes. The accommodation briefly comprises: Entrance Hall, Lounge, Bedroom, Kitchen and Bathroom. Externally, there is on street car parking and communal garden areas. Gas fired central heating and UPVC double glazing.

### **Porch**

With composite front door and loft access hatch.

### **Kitchen**

**2.77 x 2.57 Metres**

Fitted with a range of base and wall units with marble effect work surfaces over. Stainless steel sink and drainer. Worcester gas fired central heating boiler in a cupboard. UPVC double glazed window to the rear.

### **Lobby**

With store cupboard and composite rear door.

### **Lounge**

**2.79 x 4.87 Metres**

Wall mounted gas fire. Dual aspect with UPVC double glazed windows to the front and side elevations.

### **Bedroom**

**3.38 x 3.95 Metres**

With two built in wardrobes and UPVC double glazed windows to the rear and side elevations.

### **Bathroom**

**2.34 x 1.49 Metres**

With a three piece white suite comprising wash hand basin over vanity unit, low flush WC and bath with shower attachment. Electric heating and UPVC double glazed window to the front elevation.



## Outside

Externally, there is on street car parking to the front elevation and a communal garden area to the front, side and rear.

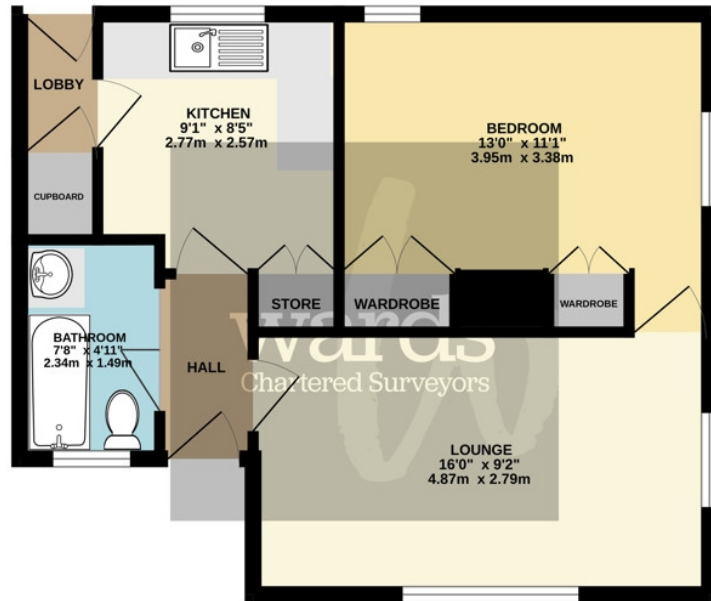
EPC - D(67)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA - 445 sq.ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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