

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED TRADITIONAL TERRACE PROPERTY WITH PARKING TO FRONT AND A SIZEABLE PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION



**14 BYRON STREET
BARWELL LE9 8FD**

Price £190,000

- Attractive Lounge To Front
- Well Fitted Kitchen
- Modern Family
- Sizeable Mature Rear Garden
- Roof Benefits From Being Retiled in June 2025
- Separate Dining Room
- Two Double Bedrooms
- Off Road Parking
- Popular & Convenient Location
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This well presented traditional terrace property stands on a good sized plot with off road parking to front and a private rear garden. Viewing is essential.

The accommodation enjoys attractive lounge to front, separate dining room and a well fitted kitchen. To the first floor there are two double bedrooms and a family bathroom. Roof Benefits

It is situated in a popular and convenient residential location, ideal for local shops, schools and amenities. Commuting via the A47, A5 and M69 junctions makes travelling to further afield very good.

The property benefits from being retiled in June 2025.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Freehold)

LOUNGE

11'8 x 10'6 (3.56m x 3.20m)

having upvc double glazed front door, upvc double glazed bay window to front, feature fireplace with inset fire, tv aerial point, coved ceiling, wall light points and central heating radiator. Doorway leading to staircase and First Floor Landing.





DINING/SITTING ROOM

11'9 x 11'8 (3.58m x 3.56m)

having upvc double glazed window to rear, feature fireplace with inset fire, tv aerial point, coved ceiling and central heating radiator. Door to Kitchen.





KITCHEN

14'9 x 6'7 (4.50m x 2.01m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, space for upright fridge freezer, upvc double glazed window to side and door opening onto Garden.



KITCHEN



FIRST FLOOR LANDING

15'2 x 2'8 (4.62m x 0.81m)

having central heating radiator, inset LED lighting and access to the roof space.

BEDROOM ONE

12'4 x 10'7 (3.76m x 3.23m)

having upvc double glazed bay window to front, range of fitted wardrobes, central heating radiator and tv aerial point.



BEDROOM TWO

11'11" x 11'9" (3.63m x 3.58m)

having upvc double glazed window to rear, feature panelled walls to half height, walk in cloaks area and central heating radiator.



BATHROOM

having panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., central heating radiator, walk in storage cupboard, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular to a pebbled driveway to fore. Pedestrian access via gate leading to a fully enclosed private rear garden with covered veranda area and TWO OUTBUILDINGS. Further seating area, lawn, feature trellis with archway to pebbled upper garden and well fenced boundaries. Not overlooked from the rear.
Please Note: The roof was retiled in June 2025.





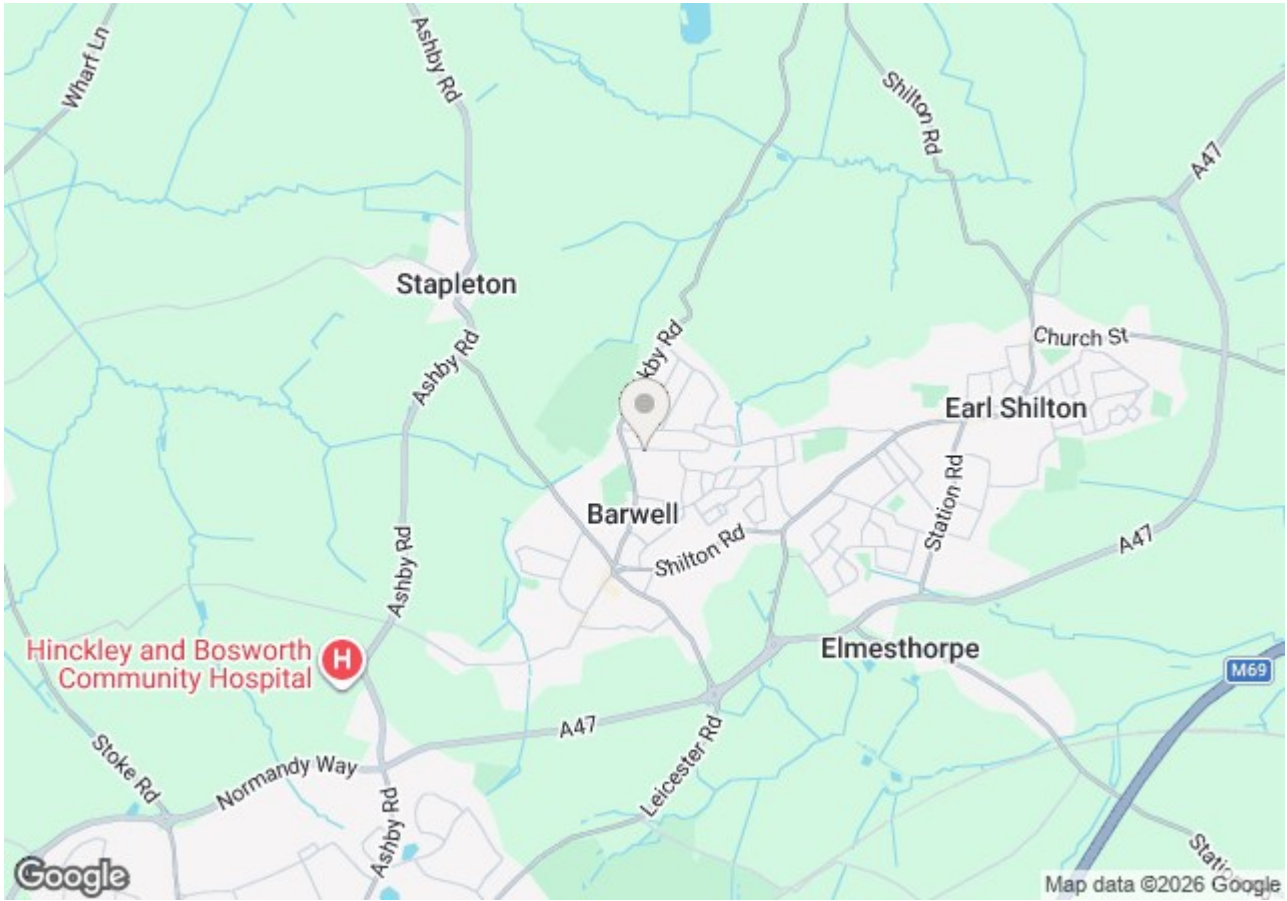


Energy Efficiency Rating

	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
849 ft²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
