



DRAFT DETAILS

9 THIRLMERE COURT BARROW UPON SOAR, LE12 8JW



£175,000.00:

Situated on this purpose-built over 60 complex its two bedroom mid terrace bungalow is within an easy reach of local amenities.in the village of Barrow Upon Soar. The accommodation comprises of lounge fitted kitchen, two bedrooms or second bedroom acting as a dining area and shower room. Situated in communal gardens which are maintained by the management company the property is leasehold with the lease comprising of a 99 year lease from 1st January 1999, leaving 72 Years remaining. The service charge is currently £1,290 per calendar year.

THINKING OF SELLING?

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Residential Sales

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone:01509-214564. Fax:01509-236114. <mailto:info@freckeltons.com> www.freckeltons.com

ACCOMMODATION:

ENTRANCE HALL: Cupboard housing the immersion cylinder . Timber effect laminate flooring doors too

LOUNGE 5.39m x 2.98m (17' 8'' x 9' 9'') which has double glazed sliding patio door to the rear. Ceiling light point. Central electric heater.



KITCHEN 2.48m x 2.27m (8' 2'' x 7' 5'') Comprising of a range of base and eye level units with roller edge work surface. Inset sink with side drain and mixer tap over. Space and plumbing for washing machine and electric oven. Space for freestanding fridge/ freezer. Window to the front elevation. Ceiling light point.



BEDROOM 1 3.87m x 2.79m (12' 8'' x 9' 2'') UPVC window to the rear elevation. Ceiling light point. Electric heater.

BEDROOM 2 2.41m x 1.99m (7' 11'' x 6' 6'') UPVC window to the front elevation. Ceiling light point. Electric heater.

BATHROOM Shower cubicle. W/C and Wash Hand Basin inset to vanity unit. Full height tiling. Ceiling light point. Extractor fan.



OUTSIDE There is a partially enclosed lawn garden with patio to immediate rear. Please note there is right of access across this rear space.

DIRECTIONAL NOTE: Proceeding on the A6 Leicester Road continuing for some distance out of town and shortly after the dual carriageway take the left-hand turn as signposted for Leicester. Take the first exit off the dual carriageway signpost for Barrow Upon Soar. Take a right at traffic island and continue to traffic lights follow over the bridge up to the next traffic island Junction. Take the first exit onto High Street continue along High Street for some distance taking the left-hand turn onto Thirlmere Road then immediate left onto Thirlmere Court where number nine can be located towards the end of the road.



SERVICES: Mains electricity and main drains are connectd. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be Leasehold and vacant possession will be given upon completion of the sale. The service charge is currently £ 1,290.00 PA. and a ground rent of £50.00 PA The lease is 99 years long from 1st January 1999 with 72 years remaining.

COUNCIL TAX BAND: B

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

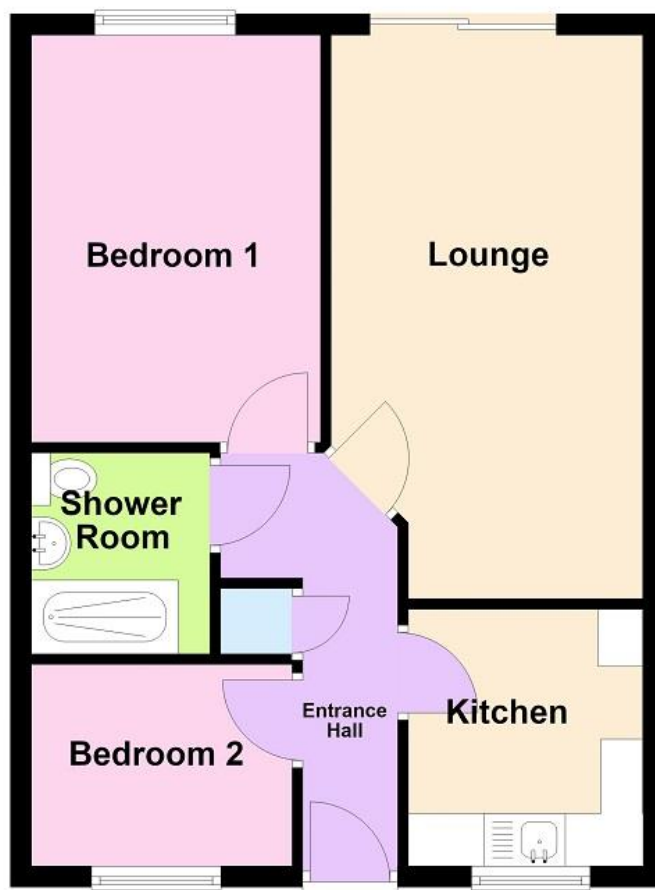
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 14 September 2026 We are members of The Property Ombudsman scheme.



Ground Floor



EPC