

Willow Road (S)

Barrow Upon Soar, Leicestershire, LE12 8GP



Modern 3/4 bedroom townhouse nestled within this popular estate, within walking distance to the village centre. The property has versatile accommodation and also benefits from a garage.

£895 pcm

John German 

FULL DESCRIPTION John German are pleased to welcome to the market this modern 3/4 bedroom property with versatile accommodation. The property is nestled within this popular estate, which is within walking distance of the village centre.

The property is in good condition throughout and the accommodation is set over three floors. To the ground floor there is an impressive entrance hallway, one double bedroom, with 'Jack and Jill' en-suite shower room, further double bedroom/study with French doors leading to rear garden and utility room with space for appliances and door to rear garden.

To the first floor, there is a spacious 'L' shaped fitted kitchen with dining area. The kitchen is fitted with a range of wall and base units and roll edge worktop, with gas four ring hob, fitted oven below, extractor and sink and drainer inset. Completing the first floor, there is a light and airy lounge positioned at the front of the house. To the second floor is the main bedroom with fitted wardrobes and further en-suite shower room, with second double bedroom and main family bathroom.

Externally, the property has a low maintenance rear garden providing access to the garage, and rear parking area. To the front, the property is set back from the road over looking a pretty green area.

The village of Barrow is a hive of activity with shops, pubs and

restaurants and primary and secondary schools. It is close to local major road links and has a train station in the village, providing links to nearby cities.

****The dishwasher in the photos is not included in the tenancy****

This property is Unfurnished

Council Tax Band: D

Ref: JG



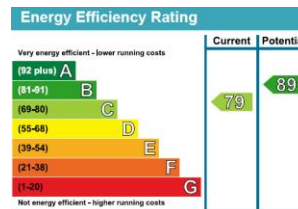
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for 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' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of these services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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