



PICKER ELLIOTT
ESTATE AGENTS

Zealand Close, Hinckley LE10 1TJ

Offers In Excess Of £195,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Picker Elliott are pleased to present for sale this CHAIN FREE two bedroom home. Briefly comprising a porch, lounge, breakfast kitchen, conservatory, two bedrooms and a family bathroom. Benefits include gas central heating, double glazing, and a garage en bloc. Located next to green space, and just a short walk away from Hinckley town centre, several schools and other local amenities. Also well positioned for those commuting, with good access to both the A47 and A447. EPC Rating C. Council Tax Band B.



Enter Via Double Glazed Door into

Porch

With UPVC double glazed window, cupboard with storage space which contains gas meter, electric meter and RDC and glazed door leading into

Lounge

12'1" x 14'8" (max) (3.697 x 4.471 (max))

With UPVC double glazed window to the front aspect, central heating radiator, stairs leading to first floor landing and feature gas fire.

Kitchen

12'2" x 9'6" (3.710 x 2.901)

With a range of glass white kitchen units, seated beneath a roll edge contrasting work surface, 4 ring electric hob, extractor hood, ceramic sink with one and a half bowls and mixer tap, built in electric oven, space and plumbing for washing machine, metro style black gloss splash back, central heating radiator and bi folding doors opening out into the

Conservatory

9'5" x 6'11" (2.885 x 2.124)

With a series of double glazed windows and double glazed doors opening out onto the rear garden.

First Floor Landing

With loft access and doors opening to

Bedroom One

12'2" x 9'11" (3.719 x 3.026)

With UPVC double glazed window to the front aspect, central heating radiator and access to over stairs storage.

Bedroom Two

6'4" x 9'0" (1.935 x 2.758)

With central heating radiator, UPVC double glazed window to the rear aspect, access to over stairs storage and access to airing cupboard which houses an Ideal gas combination boiler.

Bathroom

With low level button flush toilet, pedestal wash hand basin, bath with electric shower over, UPVC double glazed window with frosted glass, recess spotlight to ceiling and central heating radiator.

Outside

To The Front of The Property

With paved access to front door, lawned garden and gated access to

Rear Garden

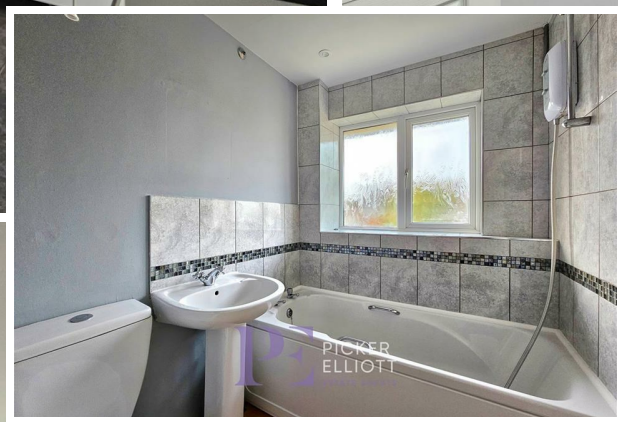
This is mainly laid to lawn, paved patio area, timber fencing to boundaries and timber shed.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or potential uses such information is given in good faith.

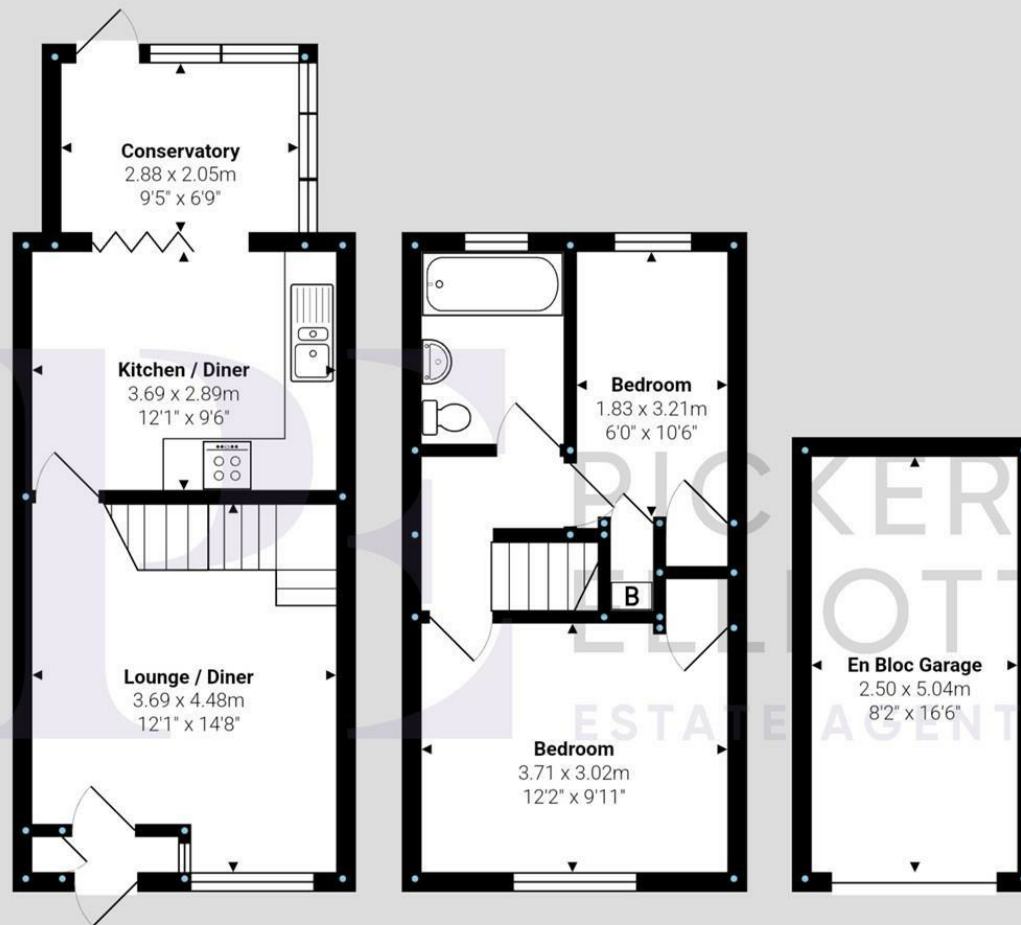
Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
 7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
 8. All main services are understood to be connected but have not been tested by the Agents.
 9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
 10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.
- MONEY LAUNDERING REGULATIONS** -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



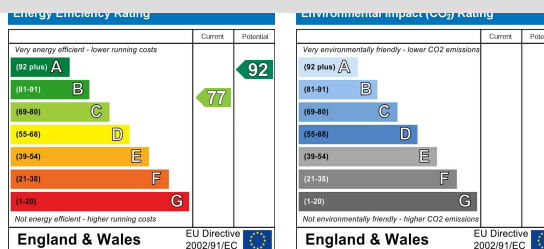


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Total Area: 62.3 m² ... 671 ft² (excluding en bloc garage)

All measurements are approximate and for display purposes only



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

