



**PE** PICKER ELLIOTT  
ESTATE AGENTS

Allen Close, Hinckley LE10 1EP

£100,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613



\*\*\* 35% SHARED OWNERSHIP \*\*\* Welcome to this charming property located on Allen Close in the heart of Hinckley. This nearly new mid-terrace house boasts two reception rooms, three cosy bedrooms, and a modern bathroom and kitchen.

Situated in a convenient location close to the town centre, this property offers the best of both worlds - a peaceful retreat with all amenities just a stone's throw away. The well-maintained interior is complemented by a low maintenance garden, ideal for enjoying a cup of tea on a sunny afternoon.

There is allowed parking for vehicles ensuring you never have to worry about finding a spot after a long day. Don't miss out on the chance to own this lovely home with its off-road parking, making everyday life that little bit easier. Book a viewing today and envision yourself living in this delightful property on Allen Close.

EPC RATING TBC. COUNCIL TAX BAND C.



### 35% SHARED EQUITY

Offered for sale is 35% equity in this home at £100,000. The remaining share is owned by Midland Heart, and we are currently waiting on additional information from them with regards to lease length etc... However, rental cost per month is £445.04 and includes: Rent Management Fee, Insurance, Service Charge Management Fee, Payments to Third Parties, Sinking Fund, Audit Fee, and Surplus/Deficit.

#### Enter Via Composite Double Glazed Front Door into

#### Spacious Entrance Hallway

With central heating radiator, wood effect flooring, wall mounted electric consumer unit, stairs leading to first floor, central heating thermostat and access to

#### Downstairs Cloakroom

With linoleum flooring, stainless steel central heated towel rail, pedestal wash basin with tiled splash back, low level button flush toilet and ceiling extractor.

#### Lounge

15'7" x 14'2" (4.77 x 4.33)

With wood effect flooring, access to under stairs storage, feature electric fireplace, central heating radiator, UPVC double glazed window looking into the conservatory and UPVC double glazed patio doors opening out into

#### Conservatory

11'10" x 9'3" (3.63 x 2.84)

With tiled flooring, central heating radiator, range of UPVC double glazed windows with UPVC double glazed patio doors opening out onto the rear garden.

#### Kitchen

8'7" x 9'8" (2.62 x 2.97)

With central heating radiator, space and plumbing for washing machine, space and plumbing for a further 2 appliances, one and a half bowl porcelain sink with chrome mixer tap, UPVC double glazed window, range of wood effect units seated beneath roll edge work surface, 4 ring ceramic hob with stainless steel electric oven, matching extractor hood, tiled splash backs and space for a further 2 appliances i.e. fridge/freezer.

#### First Floor Landing

Loft access with pull down ladder and several doors leading to

#### Bedroom One

8'5" x 13'1" (2.59 x 4.00)

Built in wardrobes with sliding doors, range of built in furniture

including over bed storage, central heating radiator, central heating thermostat and UPVC double glazed window to the rear aspect.

#### Bedroom Two

8'5" (max) x 14'10" (2.59 (max) x 4.53)

With UPVC double glazed window to the front aspect and central heating radiator.

#### Bedroom Three

6'9" (min) x 10'1" (max) (2.07 (min) x 3.09 (max))

With central heating radiator, UPVC double glazed window and access to over head storage.

#### Bathroom

Linoleum flooring, pedestal wash basin with tiled splash back, low level button flush toilet, UPVC double glazed window with frosted glass, central heating radiator, bath with mixer tap faucet and main shower, fully tiled to the bath area with glass shower screen, access to large airing cupboard which houses the Alpha gas combination boiler.

#### Outside

#### To The Front of the Property

Allocated street parking for two vehicles, attractive front low maintenance garden, timber fencing, gate, pathway leading to front door and gate to

#### Rear Garden

Low maintenance garden, mainly paved, timber fencing to all boundaries, two timber sheds both with light and power

#### 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.

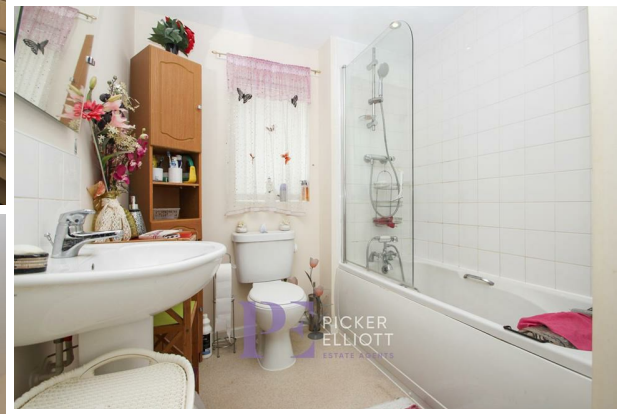
8. All main services are understood to be connected but have not been tested by the Agents.

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.



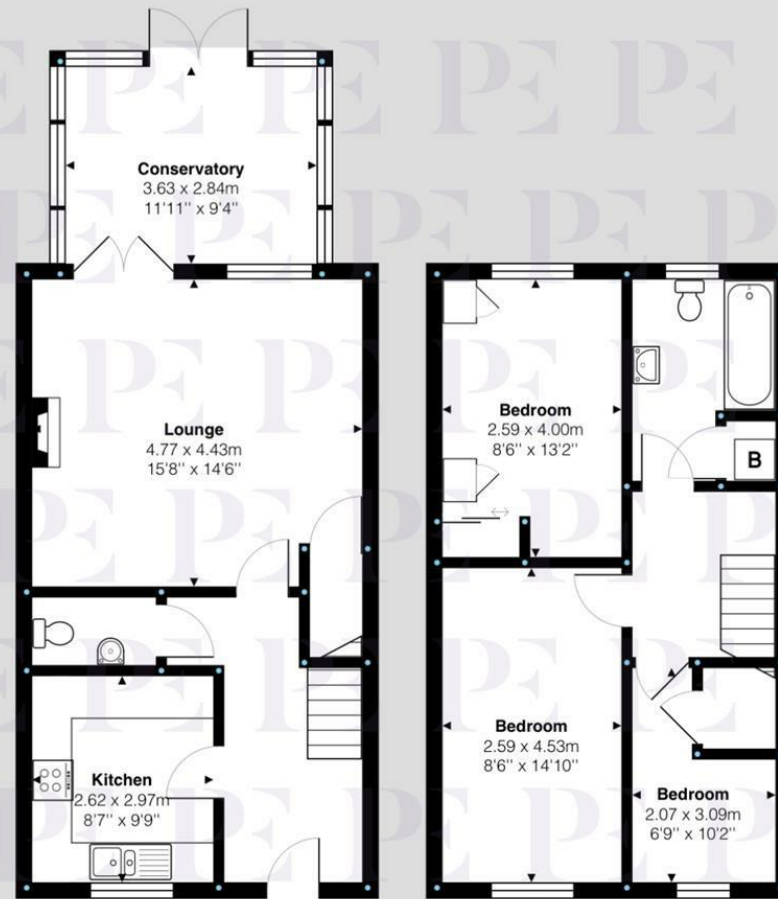






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Total Area: 94.4 m<sup>2</sup> ... 1017 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Registered company name: **Picker Elliott LTD**  
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