



PE PICKER ELLIOTT
ESTATE AGENTS

Gopsall Road, Hinckley LE10 0DY

Offers In Excess Of £200,000

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HINCKLEY, LE10 1DD
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Welcome to this charming mid-terrace house located on Gopsall Road in the delightful town of Hinckley. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. This lovely property boasts three bedrooms, offering ample space for a growing family or those in need of a home office or guest room.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Gopsall Road.



Enter Via Opaque Double Glazed Door into

Lounge

15'2 x 11'0 (4.62m x 3.35m)

With double glazed window to front, feature fire with wooden surround, brick backing and tiled hearth, dado rail, radiator, laminate flooring and leading through to

Kitchen/Dining Room

10'0 x 13'0 (3.05m x 3.96m)

With an excellent range of base and wall units, glass fronted cabinets and wooden work tops over, circular drainer sink with mixer tap, space and point for gas cooker, wall mounted boiler, double glazed window to rear, tiling to splash back, radiator and double glazed window to side.

Inner Hall

With door to under stairs storage cupboard with shelving, tiled flooring, double glazed door to rear garden and further door to

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

With low level flush WC, pedestal wash hand basin, panel bath with electric shower over, extractor fan, tiling to surrounding splash back areas, laminate flooring, radiator, opaque double glazed window and useful storage cupboard.

First Floor Landing

With double glazed windows to front and side, radiator, stairs to second floor and doors to

Bedroom Two

10'9 x 10'9 (3.28m x 3.28m)

With double glazed window, radiator and built in cupboards.

Bedroom Three

11'1 x 6'5 (3.38m x 1.96m)

With laminate flooring, double glazed window and radiator.

Bedroom Four

8'1 x 6'6 (2.46m x 1.98m)

With radiator and double glazed window.

Second Floor Landing

With door to

Bedroom One

13'3 x 8'8 (4.04m x 2.64m)

With radiator, laminate flooring, ceiling windows and access to eaves storage.

Outside

To The Front of the Property

There is a block paved driveway providing off road parking and side access leads to

Rear Garden

With outside low level flush WC, large brick built garden shed with electric, remainder of the garden is mainly laid to lawn with cottage style borders very well stocked with various plants and shrubs, patio area and garden is enclosed by timber fencing.

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.

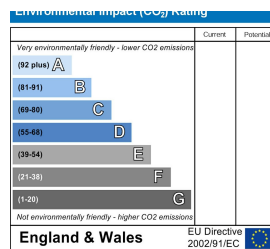
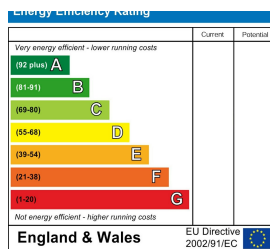
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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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