



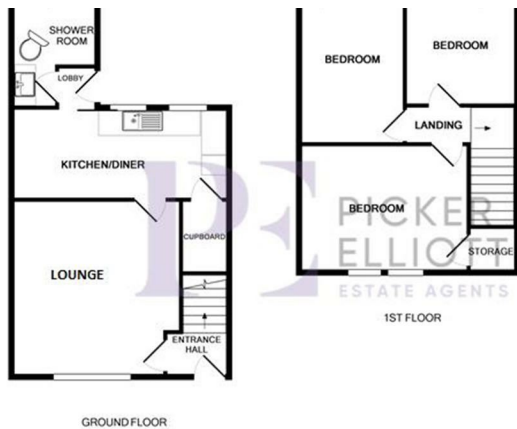
Granville Road, Hinckley LE10 0PP

£215,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to Granville Road, Hinckley - a charming location for this delightful mid-terrace house! This property boasts a spacious reception room with log burning stove, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably. The house features a well-appointed bathroom, ensuring convenience for all residents. Situated in a sought-after area, this property offers a perfect blend of comfort and convenience. Whether you're looking to host gatherings in the reception rooms or enjoy peaceful nights in the bedrooms, this house provides the ideal setting for creating lasting memories. Don't miss the opportunity to make this lovely house your new home in the heart of Hinckley! EPC: TBC. Council tax band: A.



While 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 by 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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Enter Via Composite Double Glazed Door into

Entrance Hall

With contemporary tiled flooring, stairs to first floor landing and door opening through to

Lounge

13'5 x 14'1 (4.09m x 4.29m)

With double glazed window to front, double radiator, contemporary recess fire place with free standing multi fuel burning stove, door to under stairs storage cupboard and further door to

Kitchen/Dining Room

15'9 x 8'2 (4.80m x 2.49m)

Contemporary kitchen with base and wall units, square edge work surface over, tiling to splash back, inset electric hob with built in oven and extractor hood, space and point for washing machine, one and a half drainer sink with mixer tap, two double glazed windows, inset spotlights, tiled flooring, radiator and arch to

Inner Hall

With opaque double glazed door, ceiling window and door to

Re Fitted Ground Floor Shower Room

8'3 x 6'7 (max) (2.51m x 2.01m (max))

With low level flush WC, vanity sink unit, enclosed and tiled shower cubicle with glass screen and rain effect shower head, tiled flooring, chrome radiator, opaque double glazed window, inset spotlights and extractor fan.

First Floor Landing

With loft access and door to

Bedroom One

13'7 x 10'2 (4.14m x 3.10m)

With double glazed window, double radiator, period feature fire and storage cupboard housing wall mounted combination boiler.

Bedroom Two

12'3 x 8'2 (3.73m x 2.49m)

With double glazed window, radiator and feature period fire.

Bedroom Three

9'3 x 8'2 (2.82m x 2.49m)

With double glazed window and radiator.

Outside

To The Front of the Property

There is a broken slate decorative garden with slab path to front door and rear access leads to

Rear Garden

Mainly laid to lawn, slab patio area, decorative borders, timber fencing and is generally private.

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.

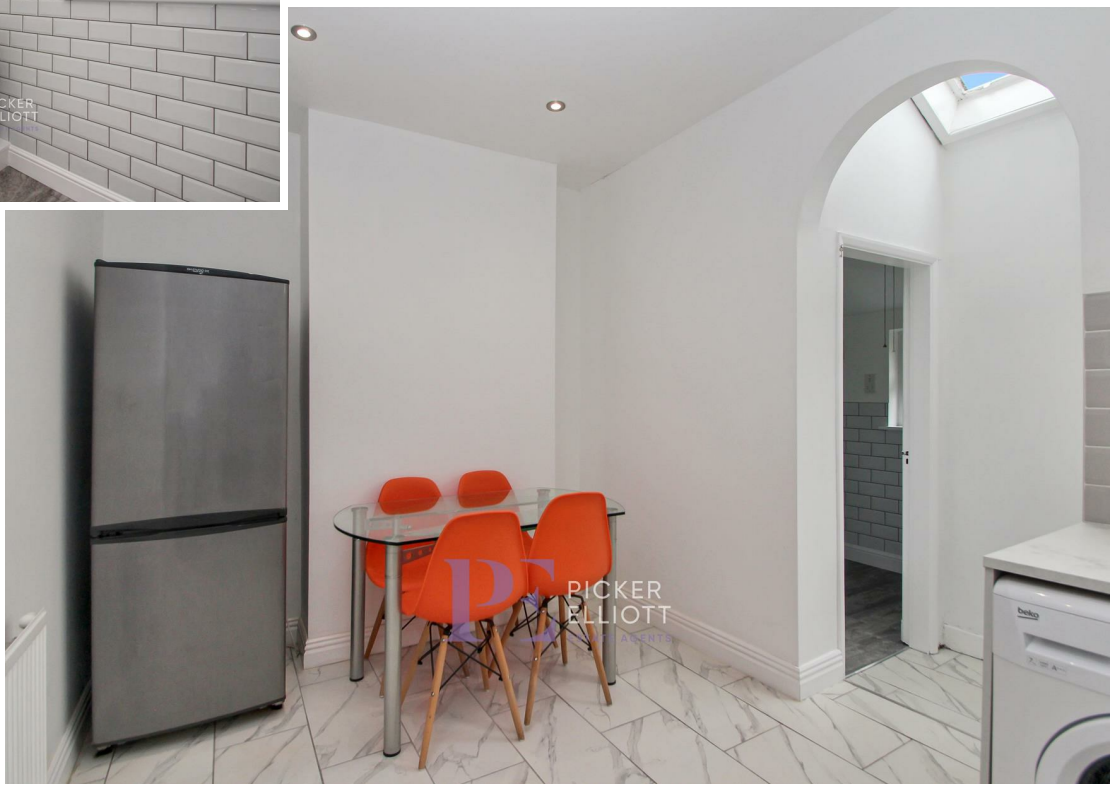
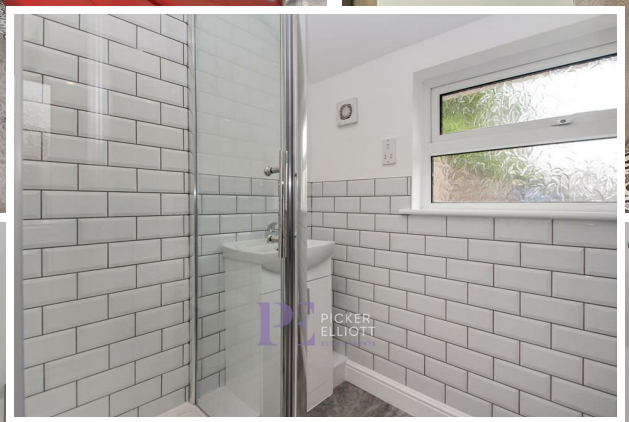
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in 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).

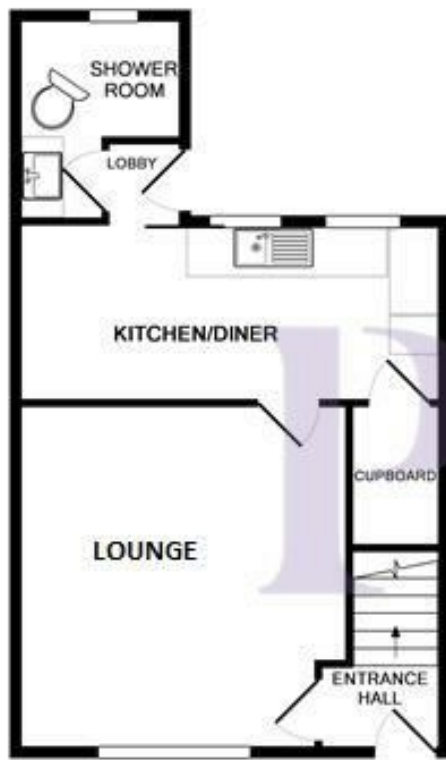
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (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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GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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

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

