



FOR SALE
PICKER ELLIOTT
01455 612613

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ESTATE AGENTS

Victoria Road, Hinckley LE10 2JG

£235,000

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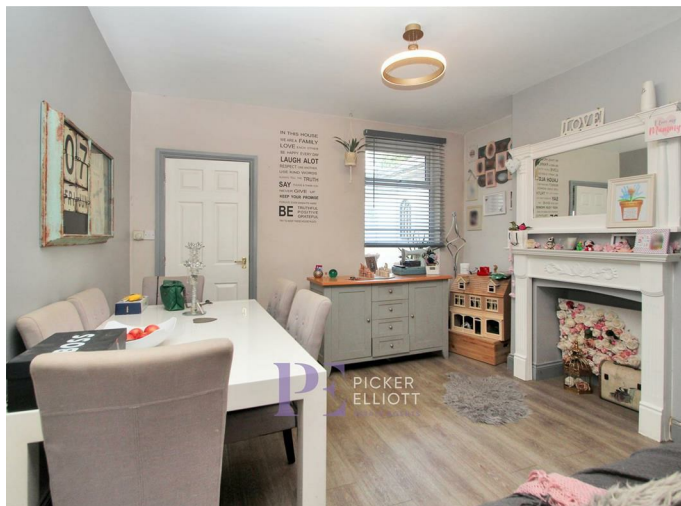
110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming semi-detached house located on Victoria Road in the picturesque village of Burbage, Hinckley. This property boasts two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The house features a well-maintained bathroom, ensuring your comfort and convenience. The traditional British architecture of this semi-detached home adds character and warmth to the property, making it a delightful place to call home.

Situated in the heart of Burbage, you'll have easy access to local amenities, schools, and beautiful green spaces for leisurely walks or outdoor activities. The community in Burbage is known for its friendly atmosphere and strong sense of community, providing a welcoming environment for residents of all ages.

Don't miss the opportunity to make this lovely house your new home. Whether you're looking to settle down in a peaceful village or seeking a charming property with character, this semi-detached house on Victoria Road is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards making this house your own. Council tax band: B. EPC: TBC.



Enter Via Double Glazed Door into

Lounge

12'2 x 11'4 (3.71m x 3.45m)

With double glazed window, radiator and door leading through to

Inner Hall

With storage cupboards, under stairs cupboard and opening through to

Dining Room

11'9 x 12'2 (3.58m x 3.71m)

With open fire recess and wood surround, double glazed window, radiator, door to stairs and first floor landing and door to

Kitchen

12'3 x 6'1 (3.73m x 1.85m)

With base and wall units, roll edge work surfaces over, tiling to splash back, inset drainer sink with mixer tap, electric hob with built in oven and extractor hood, three double glazed windows, space for dishwasher, space for washing machine, tiled flooring and leading through to

Conservatory

8'8 x 6'1 (2.64m x 1.85m)

Fully glazed, polycarbonate roof, double glazed double doors to rear garden and tiled flooring.

First Floor Landing

With radiator and doors to

Bedroom One

12'0 x 11'7 (3.66m x 3.53m)

With two double glazed windows, radiator and door to storage cupboard.

Bedroom Two

11'8 x 9'3 (3.56m x 2.82m)

With period feature fire, double glazed window and radiator.

Bathroom

11'6 x 6'3 (3.51m x 1.91m)

With free standing claw foot bath, shower attachment, low level flush WC, pedestal wash hand basin, cupboard housing boiler, opaque double glazed window, tiled flooring and radiator.

Outside

To The Front of the Property

There is a gravelled garden, slab path to front door and brick retaining wall.

Large Rear Garden

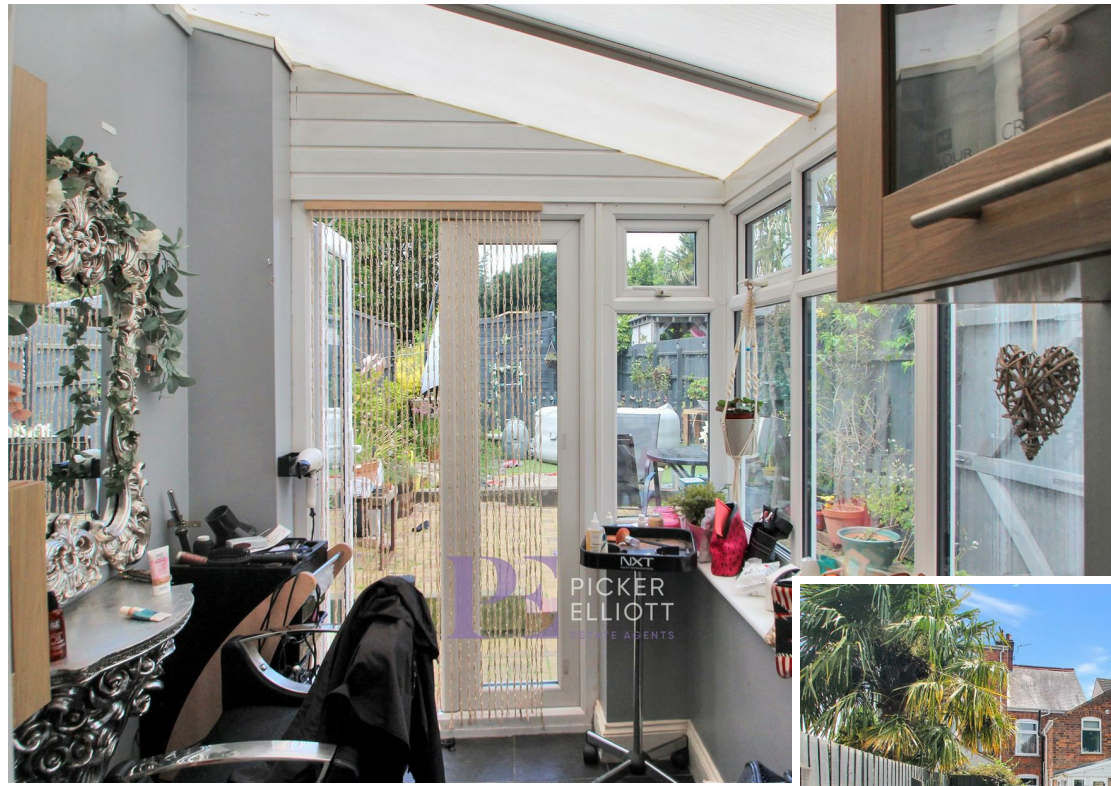
With block paved patio, gravel storage area with water tap and remainder of garden is laid to lawn.

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

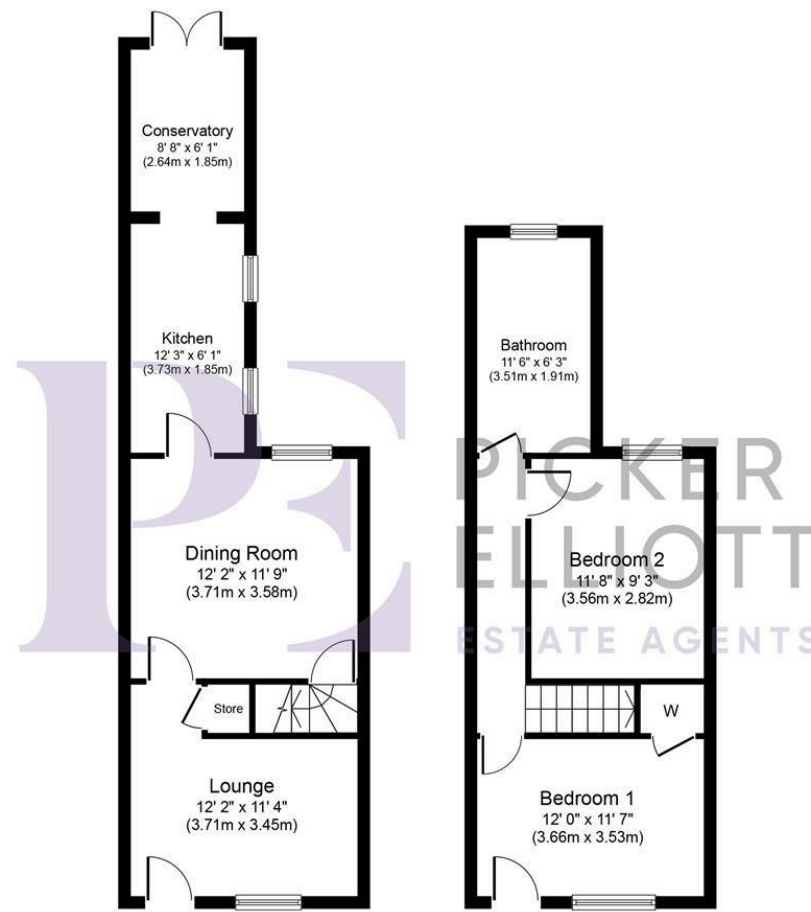
potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

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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Ground Floor
Approximate Floor Area
418 sq. ft.
(38.8 sq. m.)

First Floor
Approximate Floor Area
357 sq. ft.
(33.2 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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 (CO ₂) 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**

