



Granville Road, Hinckley LE10 0PP

PE PICKER ELLIOTT
ESTATE AGENTS

Offers In Excess Of £200,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

OFFERS OVER Welcome to Granville Road, Hinckley - the perfect location for your first home! This charming terraced house boasts one reception room, three cosy bedrooms, and a well-maintained bathroom and kitchen. This move-in ready home has the added benefit of being chain free!

The property's prime location offers the best of both worlds - a peaceful park view to the front and the convenience of being within walking distance to the town centre. With good access to public transport, commuting will be a breeze from this lovely abode.

Imagine waking up to the serene park views every morning and enjoying the ease of running errands in the town centre just a stone's throw away. This home provides a perfect blend of tranquillity and accessibility, making it an ideal choice for those seeking a comfortable and convenient lifestyle.

Don't miss out on the opportunity to make this delightful property your own - book a viewing today and envision the endless possibilities that await you at Granville Road!



Enter Via UPVC Front Door into

Entrance Lobby

With stairs leading to first floor and access to

Lounge

13'6" x 14'6" (4.14 x 4.43)

With two UPVC double glazed windows, central heating radiator, electric feature fireplace, access to large under stairs storage cupboard and door leading through to

Kitchen

8'0" x 11'7" (2.461 x 3.547)

With tiled flooring, range of wood effect wall and floor mounted units seated beneath a contrasting rolled edge work surface, space for a free standing electric cooker, space and plumbing for washing machine, one and a half bowl stainless steel sink with drainer and mixer tap, UPVC double glazed window looking out over the rear garden and open access to

Utility Cupboard

3'11" x 3'8" (1.208 x 1.131)

With central heating radiator, wall mounted Worcestershire Bosch gas combination boiler and access to

Rear Lobby

With tiled flooring, Velux roof light, and door leading to

Bathroom

With tiled flooring continuing through from the rear lobby, low level button flush toilet, pedestal wash basin, bath, half tiling to most walls, central heating radiator, wall mounted extractor and UPVC double glazed window with frosted glass.

First Floor Landing

With central heating thermostat, loft hatch and door to

Bedroom One

13'9" (max) x 10'5" (4.213 (max) x 3.182)

With central heating radiator, period style decorative fireplace UPVC double glazed window and access to spacious over stairs storage which can be used as a walk in wardrobe.

Bedroom Two

12'4" x 8'3" (3.760 x 2.522)

With central heating radiator, decorative period style decorative fireplace and UPVC double glazed window to the rear access.

Bedroom Three

8'5" x 9'4" (2.570 x 2.860)

With central heating radiator and UPVC double glazed window.

Outside

To The Front of The Property

There is a small front with slate stone chippings, timber fence to the front boundary with wrought iron gate and pathway leading to the front door.

Rear Garden

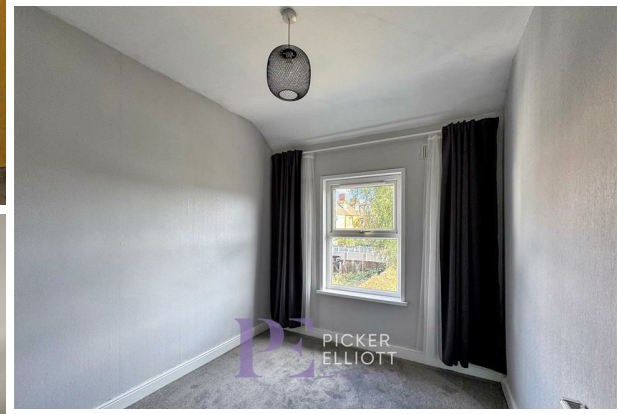
The garden is predominately laid to lawn, paved area immediately to the rear of the property, timber fencing to the rear, mature hedgerows to remaining borders and gated access via a shared entry to the front of the property.

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

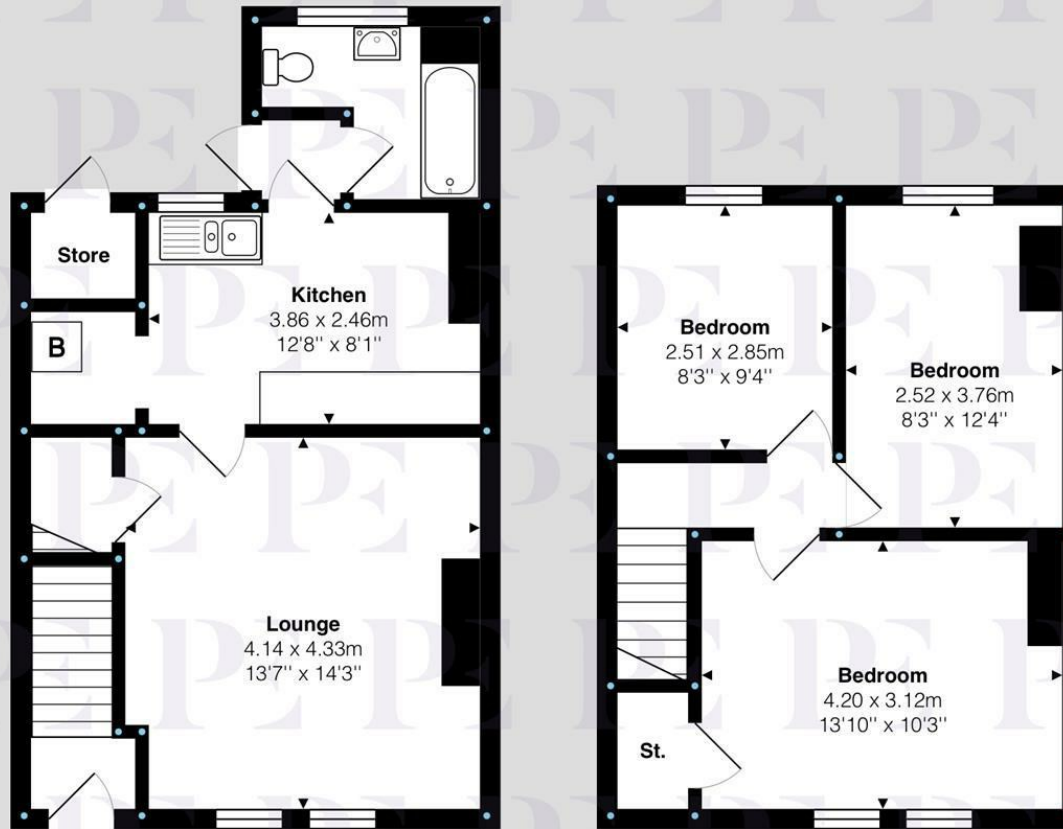
their own enquiries or those which can be performed by their appointed advisers.

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: 78.5 m² ... 845 ft²

All measurements are approximate and for display purposes only

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

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

