



3 Bedroom House - Semi-Detached
located on Woodland Avenue,
Hinckley
Offers Over £230,000

UP Estates



****Central Burbage Location - Extended Semi Detached - Three Bedrooms - Open Kitchen/Diner - Upstairs Toilet - Non Overlooked Rear Garden** SUPERB VALUE FOR MONEY via this wonderful opportunity to purchase this well maintained and improved semi detached property, located on a very amenable location in relation to the array of shops, pubs, restaurants and schools that Burbage has to offer, as well as being well situated for road network connections. In brief the property comprises: Hall, Lounge, Kitchen/Diner, Rear Lobby and Bathroom to the Ground Floor. There is a Landing, Three Bedrooms (one with WC) to the First Floor. Externally there is off road parking to the front for two vehicles, and great garden to the rear.**

PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Hinckley & Bosworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us,

Offers Over £230,000

- Extended Semi Detached
- Three Bedrooms
- Open Kitchen/Diner Space
- Non Overlooked Rear Garden
- Driveway Parking
- Central Burbage Location
- Upstairs & Downstairs WC
- CCTV & Alarm System
- Fantastic Value For Money





especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

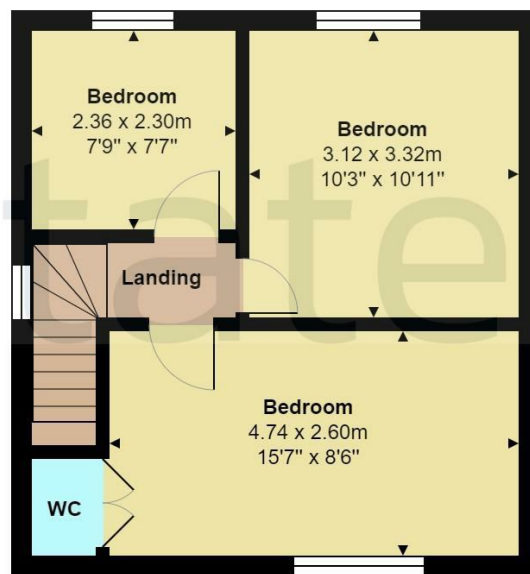
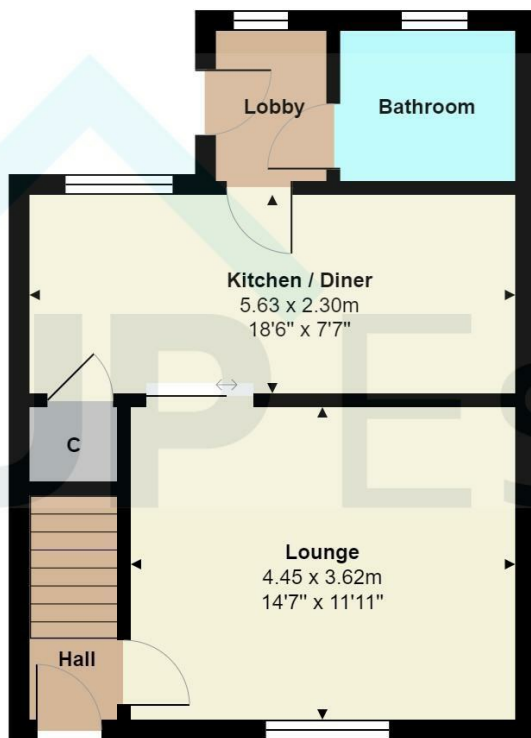
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Woodland Avenue, Burbage, Hinckley





CONTACT

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