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3 Bedroom House - Semi-Detached
located on Welbeck Avenue,
Hinckley
£240,000

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****QUIET CUL DE SAC - MODERN STYLE SEMI - THREE BEDROOMS - OPEN KITCHEN/DINER - THREE BEDROOMS** NO CHAIN** is offered on this well presented semi detached home, which is located on this highly sought after spot in Burbage. Having side by side car parking via driveway, the bonus of a downstairs WC Cloaks and attractive rear garden. In brief the property comprises: Hall, Lounge, Kitchen Diner, WC Cloaks and Rear Lobby to the Ground Floor. There is a Landing, Three Bedrooms and Bathroom to the First Floor. Externally there is off road parking for two vehicles via tarmac driveway, side elevation foot access to the maintained rear garden.

FRONT ASPECT

An attractive semi-detached family home with multi-car driveway to the front aspect with access to the entrance hall.

ENTRANCE HALL

With stairs ascending to the first floor and door leading to the Lounge.

LOUNGE

12'3" x 12'2"

Having a central heated radiator and a double glazed window and doors leading to the Kitchen/Diner and storage.

KITCHEN/DINER

11'9" x 9'11"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated gas hob and oven with door leading to the rear hallway.

HALL

With doors leading to the Kitchen/Diner, WC and garden.

WC

LANDING

£240,000

- NO CHAIN
- MODERN STYLE SEMI DETACHED
- THREE BEDROOMS
- DOWNSTAIRS WC CLOAKS
- DRIVEWAY PARKING
- CUL DE SAC POSITION
- OPEN PLAN KITCHEN/DINER
- QUIET SOUGHT AFTER BURBAGE SPOT





BEDROOM ONE

12'11" x 8'10"

Double bedroom with double glazed window and central heating radiator.

BEDROOM TWO

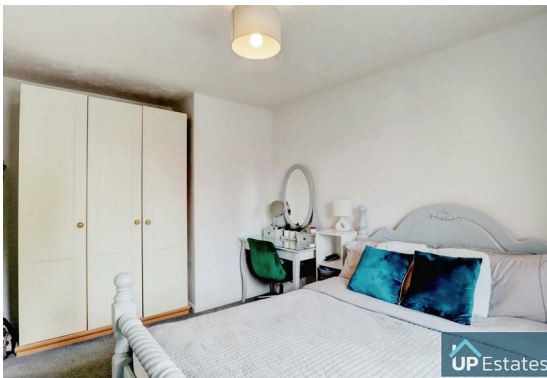
11'8" x 8'9"

Double bedroom with double glazed window and central heating radiator.

BEDROOM THREE

6'5" x 7'7"

Single bedroom with double glazed window and central heating radiator.



BATHROOM

Well maintained bathroom.

GARDEN

Initial paved patio area, fencing to the boundaries and laid lawn.

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, 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.

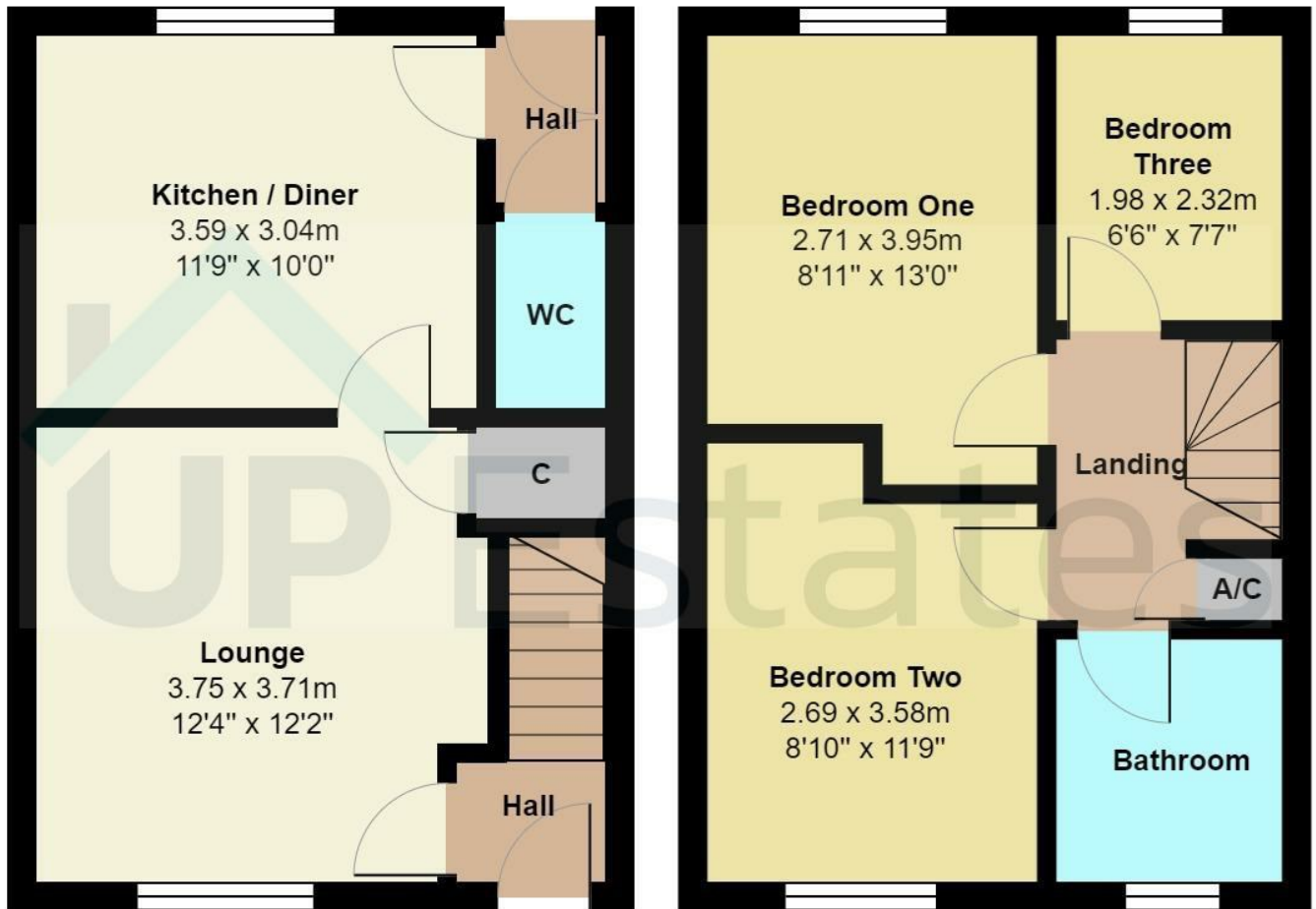
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Welbeck Avenue, Burbage, Hinckley





Total Area: 64.5 m² ... 694 ft²

All measurements are approximate and for display purposes only

CONTACT

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