



3 Bedroom House - Semi-Detached
located on Linden Road, Hinckley
Offers Over £230,000





****ONE OF HINCKLEY'S MOST SOUGHT AFTER SPOTS - HOME WITH LOTS OF POTENTIAL**** Good opportunity to purchase this three bedroom semi detached home, situated on a well regarded road on an elevated plot position, which has a non overlooked garden and off road parking for multiple vehicles. The property has a ground floorplan that could be further utilised, and three upstairs bedrooms as well as two reception rooms. In brief the property comprises: Hall, Lounge, Dining Room and Kitchen to the Ground Floor. There is a Landing, Three Bedrooms and Bathroom to the First Floor. Externally there is off road parking for multiple vehicles to the front aspect and garden to the rear.

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

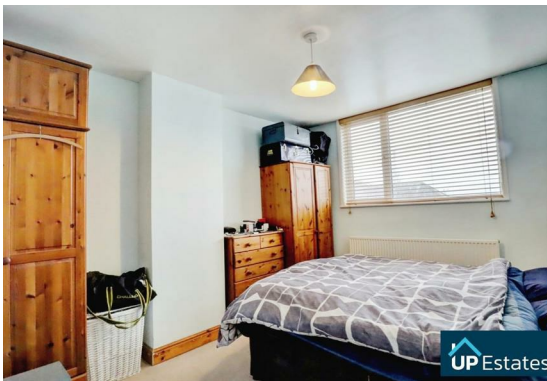
Offers Over
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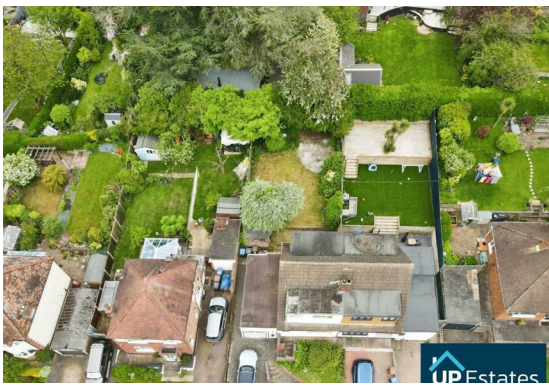
- SOUGHT AFTER LOCATION
- SEMI DETACHED
- FLOORPLAN WITH POTENTIAL
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ELEVATED PLOT POSITION
- NON OVERLOOKED REAR GARDEN





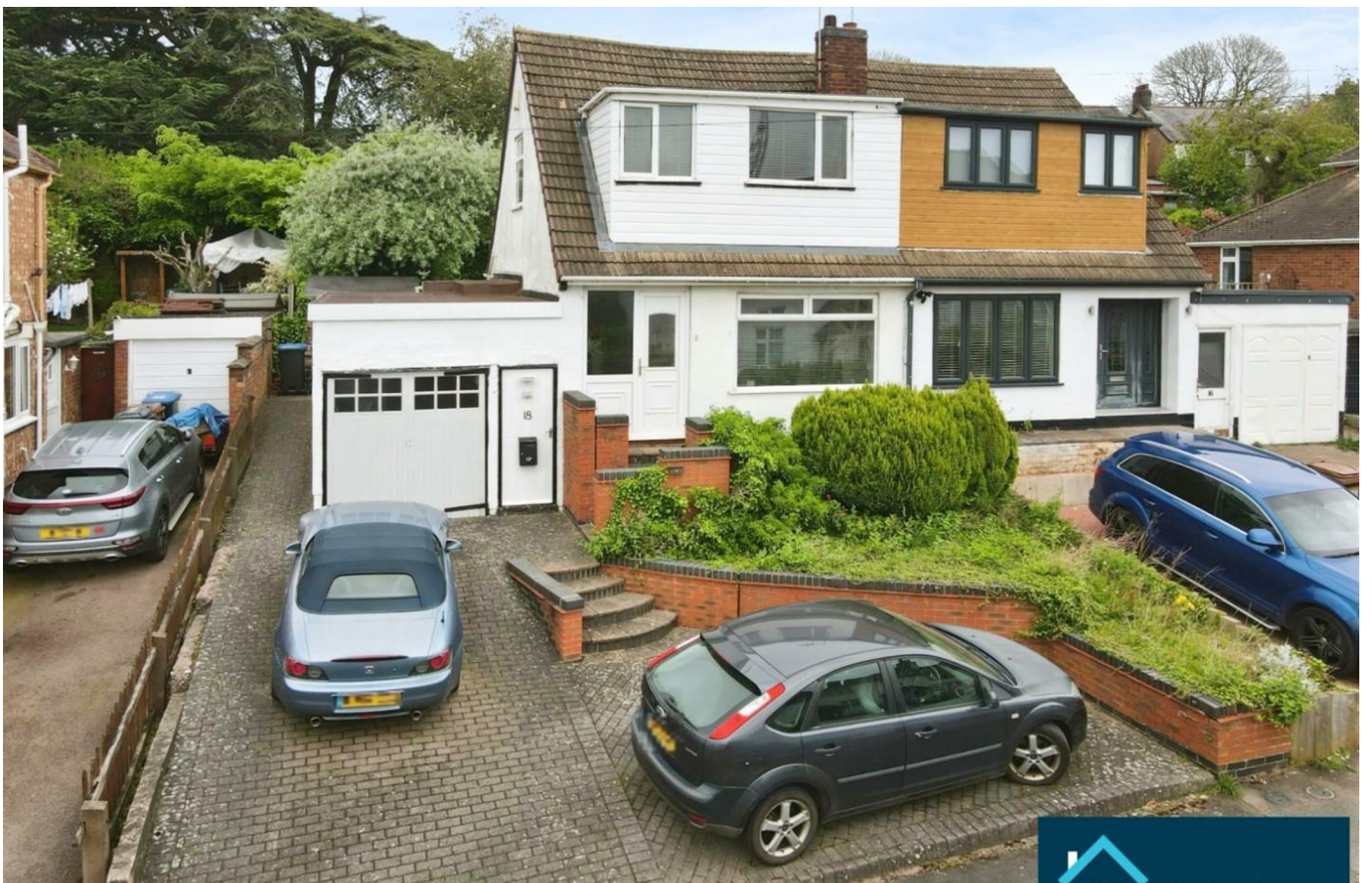
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

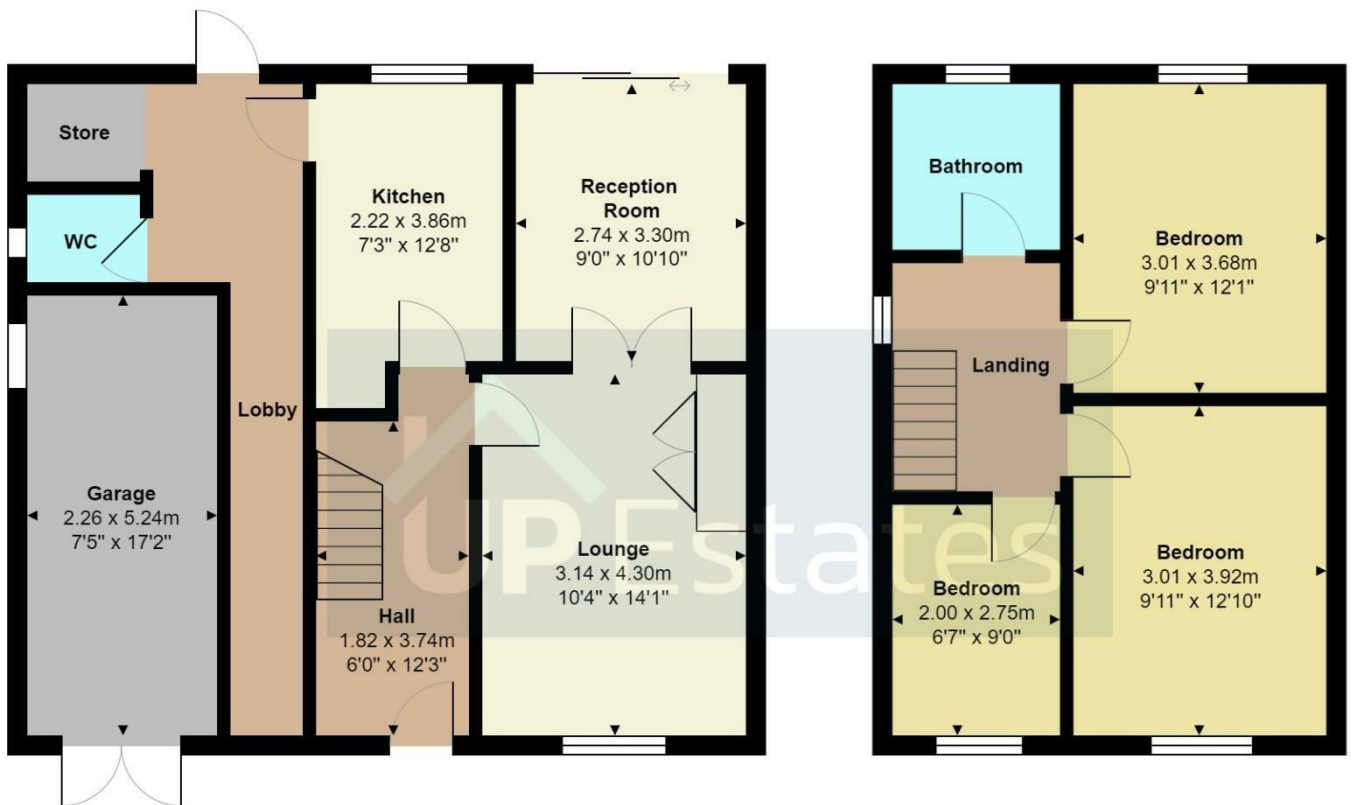






Linden Road, Hinckley





Total Area: 106.5 m² ... 1147 ft² inc Garage & Outbuildings

All measurements are approximate and for display purposes only

CONTACT

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