

3 Bedroom House - Semi-Detached
located on Cleveland Road,
Hinckley
£300,000

UP Estates



****CHECK OUT THAT FLOORPLAN**** superb ground floor accommodation! Found to a good decorative standard throughout, and providing a balanced blend of contemporary finishes with a traditional layout. Upon entering the property one finds a beautiful Minton tiled floor reception hallway, and further ground floor accommodation offering excellent "hide away" space including built in pantry, garden workshop store and utility room. Located a stone's throw from the beautiful Holy Trinity Church which greets you as you step outside, as well as being in close proximity to Hinckley Town Centre and Hollycroft Park. In brief the property comprises: Hallway, Through Lounge/Dining Room, Kitchen, Conservatory, Utility Room and WC. There is a Landing, Three Bedrooms and Bathroom to the First Floor. Externally there is a front courtyard style garden, on street parking with normal good availability, and a low maintenance rear garden, with access to a workshop store.

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.

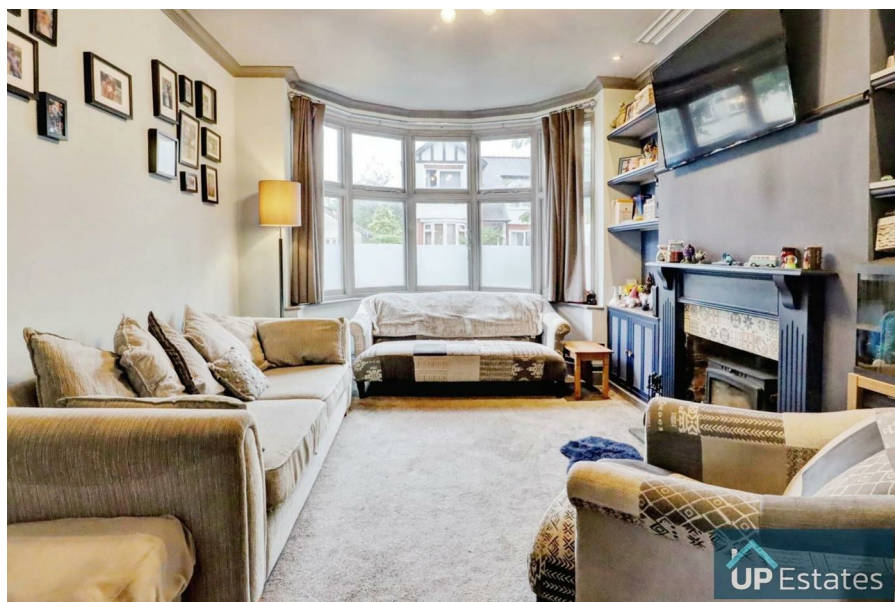
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

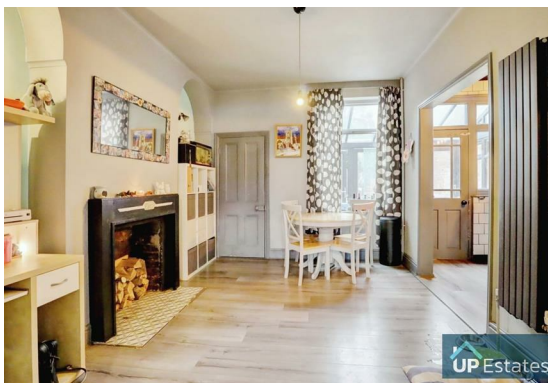
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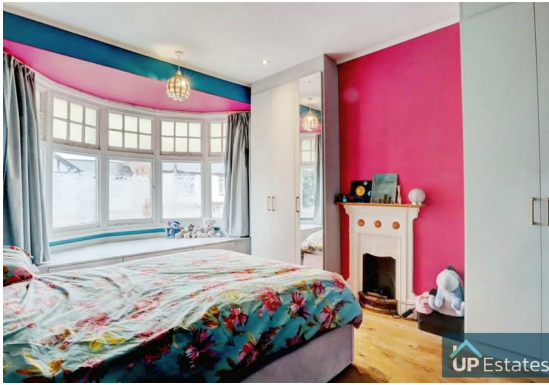
- Traditional Double Bay Semi
- Nr Hinckley Town Centre
- Three Bedrooms
- Flexible, Practical Ground Floorplan
- Refitted Bathroom
- Impressive, Welcoming Reception Hallway
- Conservatory Garden Room
- Utility Room & WC





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

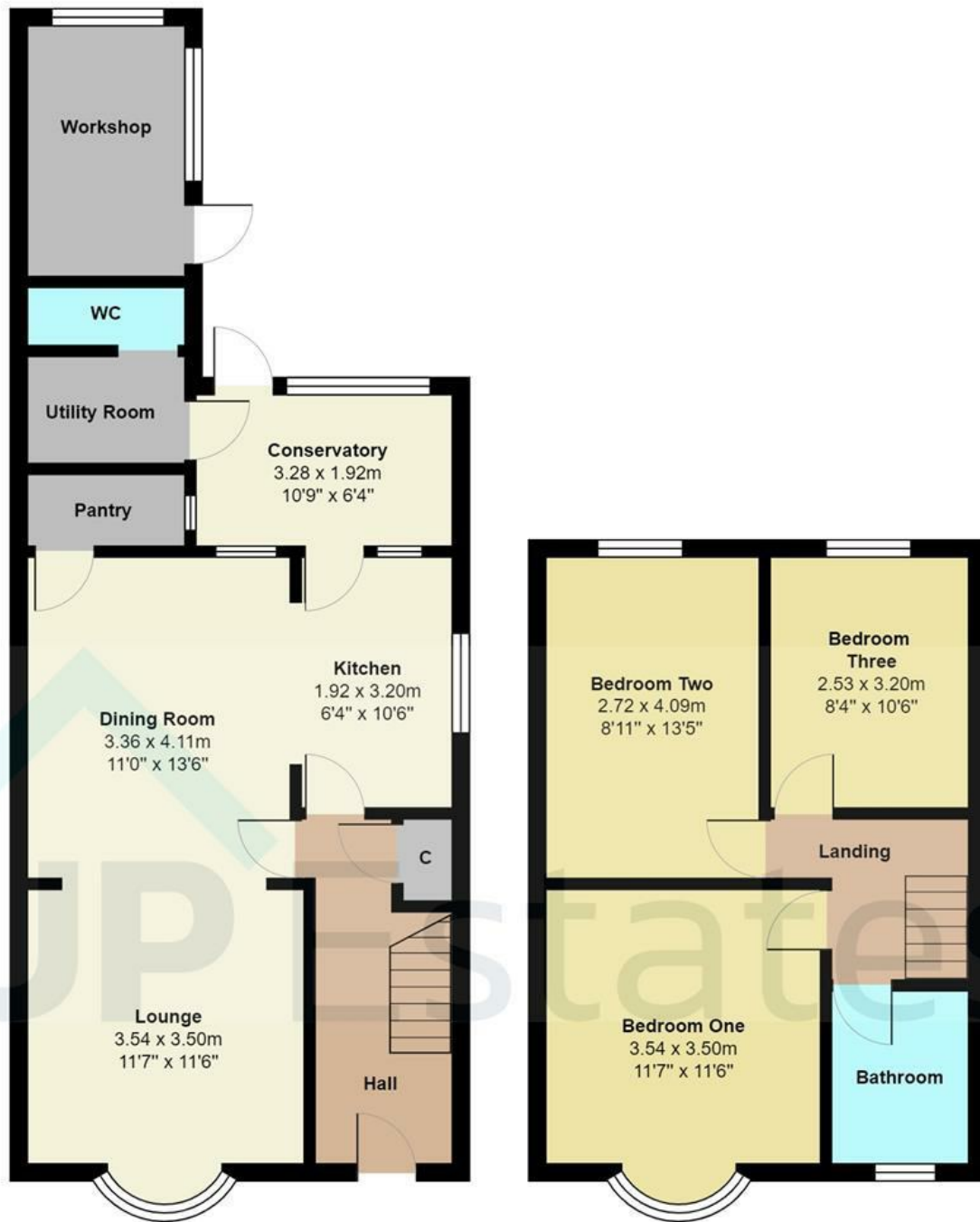






Cleveland Road, Hinckley





Total Area: 106.3 m² ... 1144 ft² inc workshop

All measurements are approximate and for display purposes only

CONTACT

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