



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

UP Estates



NO CHAIN. is offered on this ****SEMI DETACHED HOME WITH GARAGE & DRIVEWAY & DOWNSTAIRS WC****. Having been extended by previous owners a number of years ago, this property is located on this popular location nearby to the train station, bus routes, and Hinckley town centre, and also Westfield Junior school and with good access to the A5 and M69 Motorway. Well presented and much improved including pine panelled interior doors, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Internal accommodation offers: entrance hall, lounge, dining kitchen, rear lobby and WC, three good bedrooms and bathroom with shower, as well as externally a driveway and excellent garage, and front and rear gardens. Call us to arrange your viewing today!

IMPORTANT NOTE TO PURCHASERS

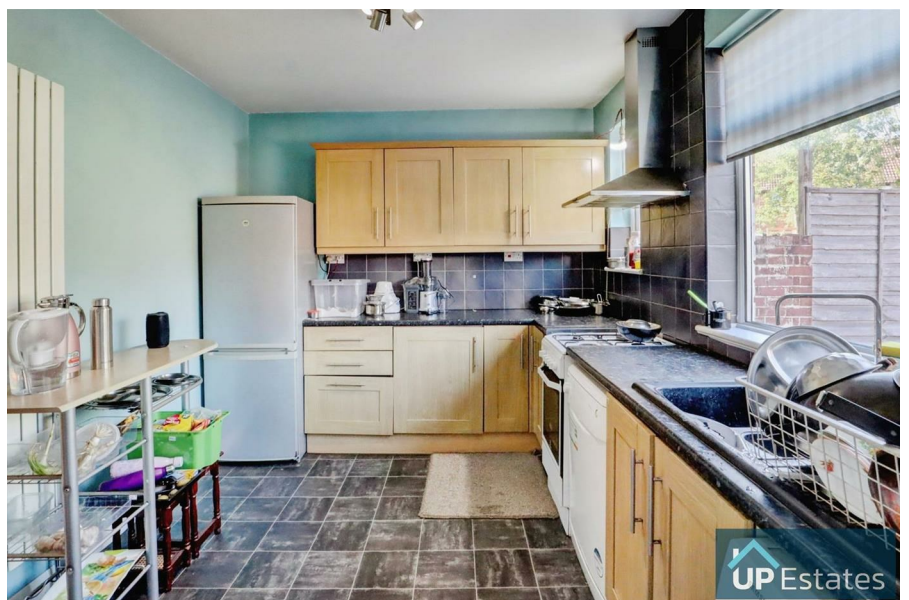
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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- NO CHAIN
- EXTENDED SEMI DETACHED
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS WC
- GOOD GARAGE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER LOCATION
- NEARBY TO AMENITIES & ROAD LINKS
- QUITE UNIQUE FOR THE ROAD





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.

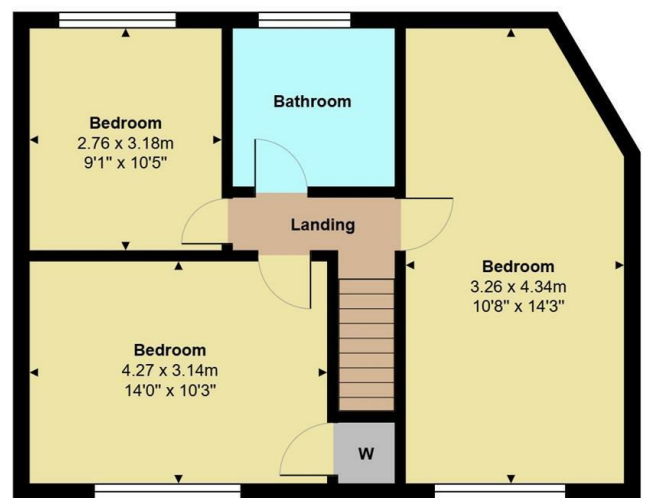
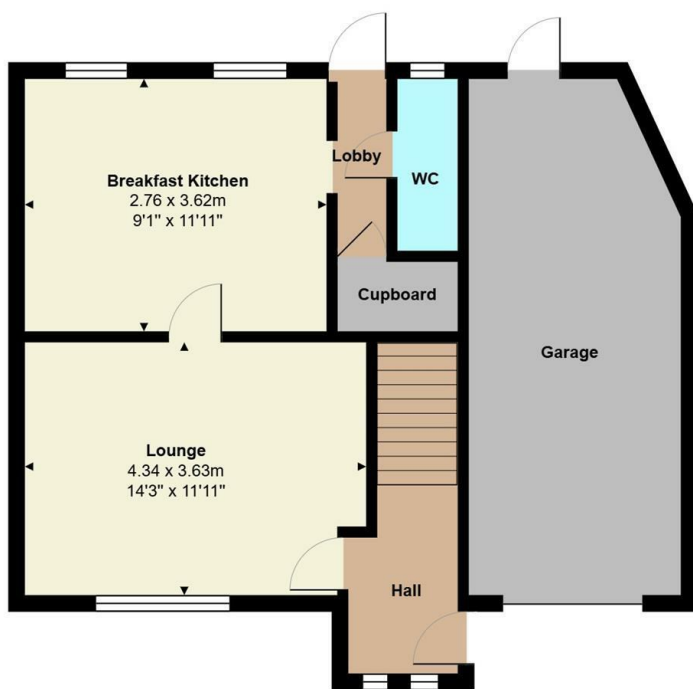
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Westfield Road, Hinckley





Total Area: 122.4 m² ... 1317 ft² inc garage and in all

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

