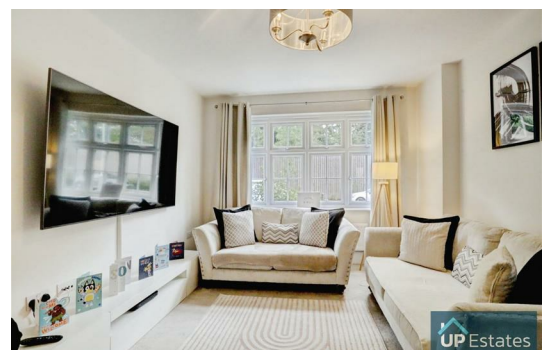
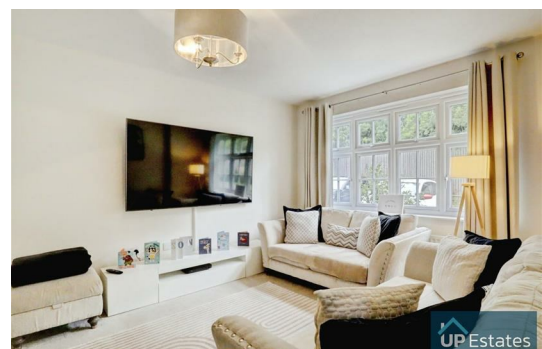




3 Bedroom House - Semi-Detached
located on Passchendaele Drive,
Burbage
£340,000

UP Estates



MODERN THREE-BED SEMI-DETACHED | SOUGHT-AFTER BURBAGE LOCATION | DRIVEWAY FOR MULTIPLE VEHICLES | NO UPWARD CHAIN

Located on Passchendaele Drive in the highly desirable Burbage area of Hinckley, this stunning three-bedroom semi-detached home offers style, comfort, and convenience in equal measure. Perfectly placed within walking distance of Burbage Infants and Junior Schools, local shops, pubs, and green spaces, the property also enjoys superb transport connections via the A5, M69, and Hinckley railway station, making it ideal for commuters.

The ground floor features a welcoming entrance hallway with downstairs WC, a spacious living room, and a modern kitchen/diner with French doors leading directly out to the rear garden.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. A modern family bathroom completes the first floor.

Externally, the property boasts a well-maintained and spacious rear garden with a patio seating area, perfect for outdoor entertaining. To the front, a driveway provides parking for multiple vehicles.

With no upward chain, this home is ready to move into and is an excellent opportunity for families, first-time buyers, or downsizers seeking a home in a prime Burbage location.

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.

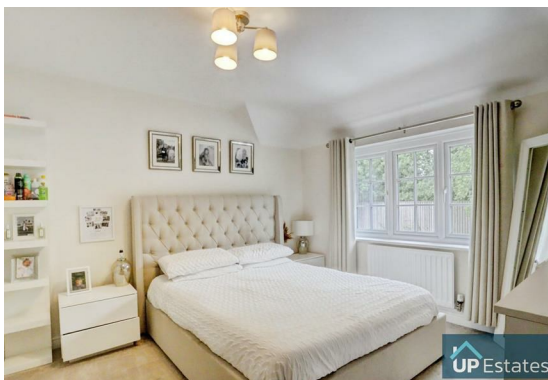
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

£340,000

- NO UPWARD CHAIN
- PRIME BURBAGE LOCATION CLOSE TO SCHOOLS & AMENITIES
- EASY ACCESS TO A5, M69 & HINCKLEY TRAIN STATION
- MODERN KITCHEN/DINER WITH FRENCH DOORS TO GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- MAIN BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- WELL-MAINTAINED REAR GARDEN WITH PATIO

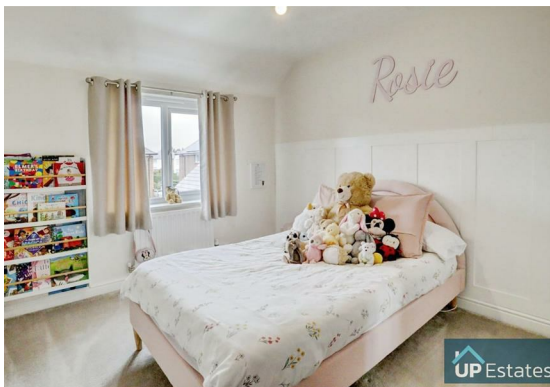




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

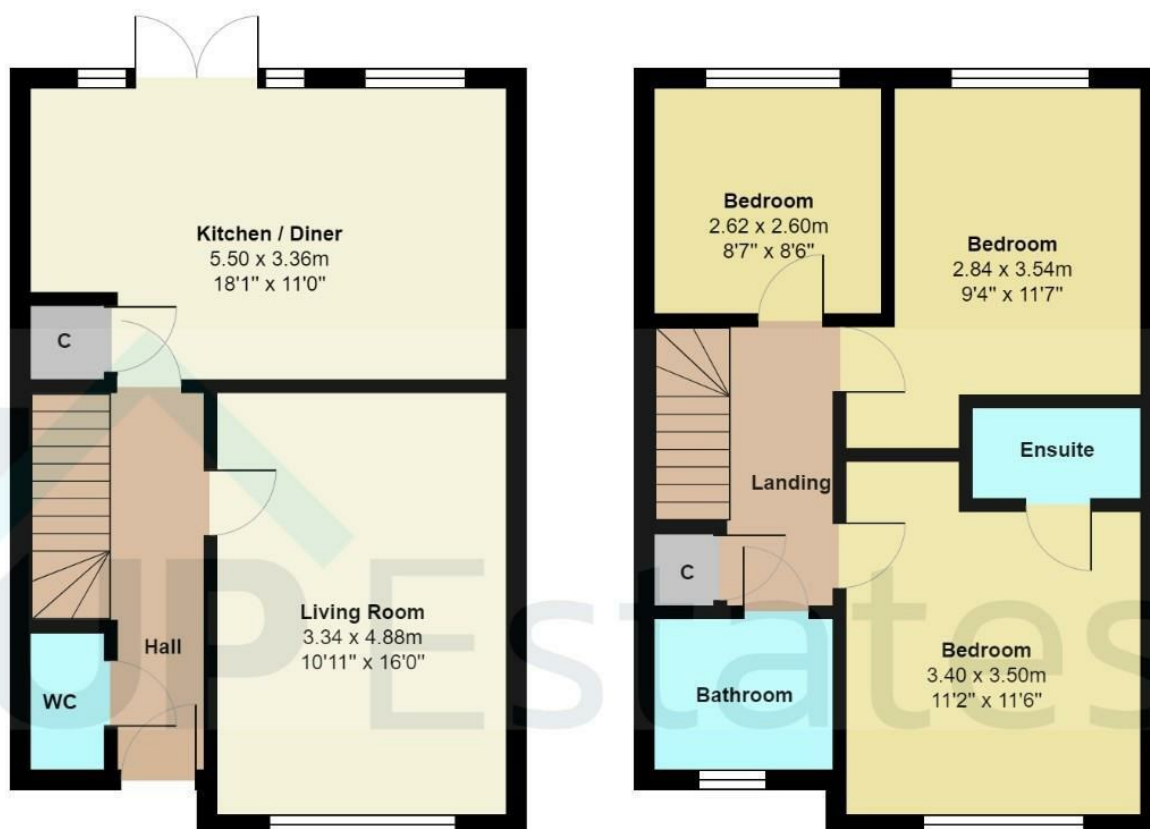
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Passchendaele Drive, Burbage





Total Area: 91.1 m² ... 981 ft²

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

 **UP** Estates