



Connells

Higham Way
Burbage Hinckley



Property Description

This traditional styled three bedroomed detached property sits in a popular area of Burbage.

The accommodation comprises a large living dining room with conservatory, fitted kitchen with utility and downstairs cloakroom, three good sized bedrooms and family shower room.

The property has UPVC double glazing and gas fired central heating, with single garage and good sized rear garden.

Viewing recommended. No chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of

how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Having door to the front elevation with a UPVC window to the front and built-in double cloakroom cupboard and further door entering through to the entrance hallway.

Entrance Hallway

Having stairs off to the first floor and access to accommodation.

Lounge / Dining Room

23' max x 11' 11" max (7.01m max x 3.63m max)

With a UPVC bay window to the front elevation with radiator and feature fireplace.

Two radiators with radiator covers and wall light points with coving and patio doors leading through to the conservatory.

Conservatory

11' 5" x 11' 2" (3.48m x 3.40m)

Having brick-built base with radiator, UPVC windows overlooking the rear garden with UPVC French doors stepping out to the rear, ceiling blinds and ceiling fan.

Fitted Kitchen

15' 3" max x 7' 10" (4.65m max x 2.39m)

With a range of modern high gloss wall and base units with drawers, working surfaces over with an inset sink and mixer tap.

Appliances to include; hob and built-in stainless steel oven, built-in fridge freezer.

With ceiling spotlights, UPVC window to the rear elevation and access through to the utility room.

Utility Room

The utility room has central heating boiler with plumbing for washing machine, working surface and tiled flooring, UPVC window to the side, UPVC door to the rear and access through to the ground floor WC which has further UPVC window to the rear.

First Floor Landing

With access to loft which has pull down ladder and light and a UPVC window to the side elevation.

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Has UPVC window to the front elevation with

radiator and a range of fitted wardrobes.

Bedroom Two

11' 7" x 10' 10" (3.53m x 3.30m)

With UPVC window to the rear elevation, fitted wardrobes and radiator.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m)

With UPVC window to the front elevation and radiator.

Shower Room

Having walk-in shower, wash hand basin, WC and bidet, traditional heated towel rail, ceramic tiling and an obscure UPVC window to the rear elevation.

To The Outside

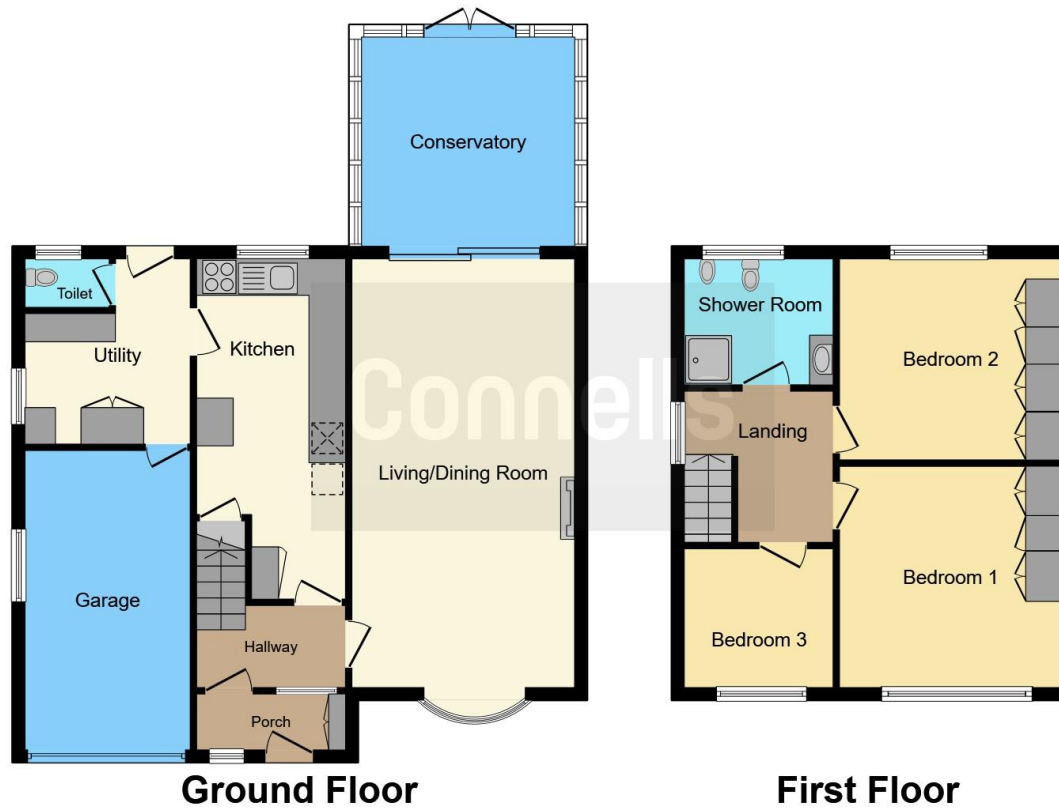
The front elevation has a tarmac frontage which provides vehicular standing for many cars and gives access to the single garage which has up and over door and light and power connected and with window to the side. Access to the side to the rear garden.

The rear garden has a paved patio area with raised borders, laid to lawn garden with a further seating area to the rear. The property is enclosed with fencing.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/HIN310946

Tenure: Freehold



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