

4 Bedroom House - Detached
located on Frezenberg Close,
Hinckley
£450,000

UP Estates



Location Location! - Central Burbage - Modern Detached Home with Upgrades – Solar Panels - Four Double Bedrooms (One En-Suite) - Downstairs Hammonds Fitted Office / Reception Room** If you are seeking modern living in a historic, traditional village - this is the opportunity for you! Situated within 2-3 minutes walk of Windsor Street and the restaurants, pubs and shops that Burbage is famous for, while being on a small secluded 34 house development. It is in close proximity and catchment area of the well regarded Burbage infant, junior and high schools. The property features a good sized rear garden, for a new property, and has a flexible downstairs layout comprising of: Entrance Hall, Lounge, Kitchen/Diner, Office, Utility Room and WC to the Ground Floor. There is a Landing, four double bedrooms (one with En-Suite and Hammonds fitted Wardrobes) and Bathroom to the First Floor. Externally there is a off road parking for multiple vehicles, detached single garage and garden to the rear. The solar panels reduce the electric bills significantly, and the feed in tariff pays to be roughly around £350 per annum.

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.

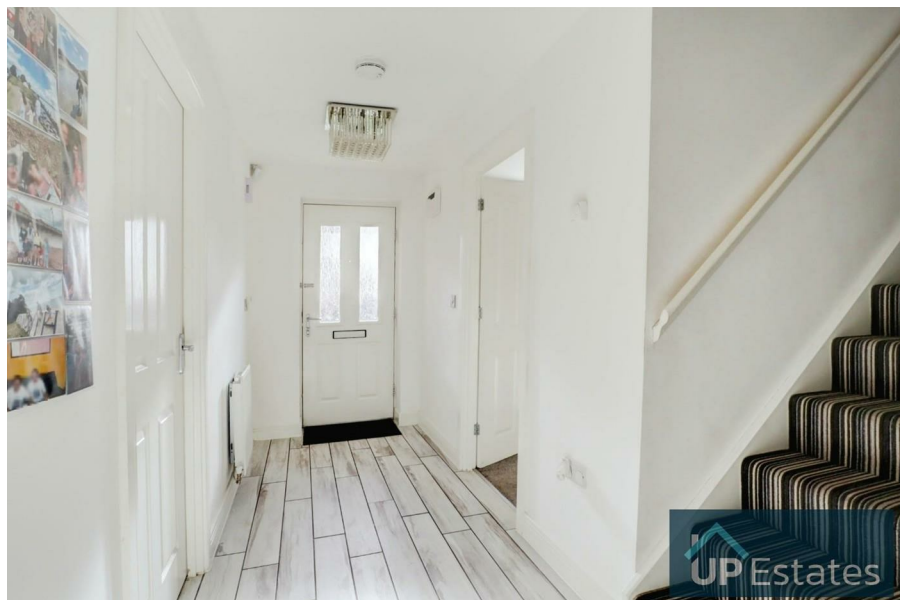
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

£450,000

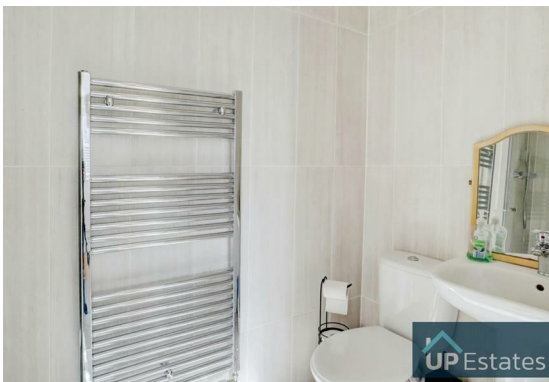
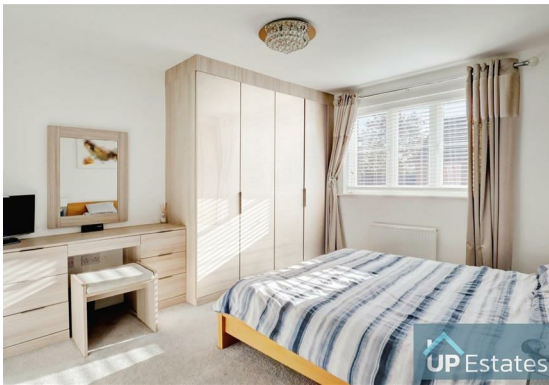
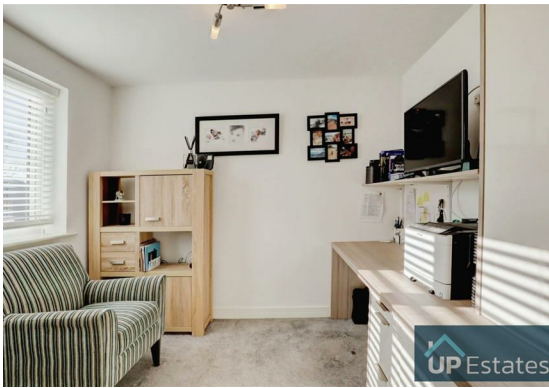
- Modern Style Detached
- Four Bedroom (One En-Suite)
- Spacious Living Kitchen/Diner
- Great Rear Garden
- Detached Garage & Driveway Parking
- Formal Office Reception Room
- Sought After Central Burbage Location
- Downstairs WC & Utility Room





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

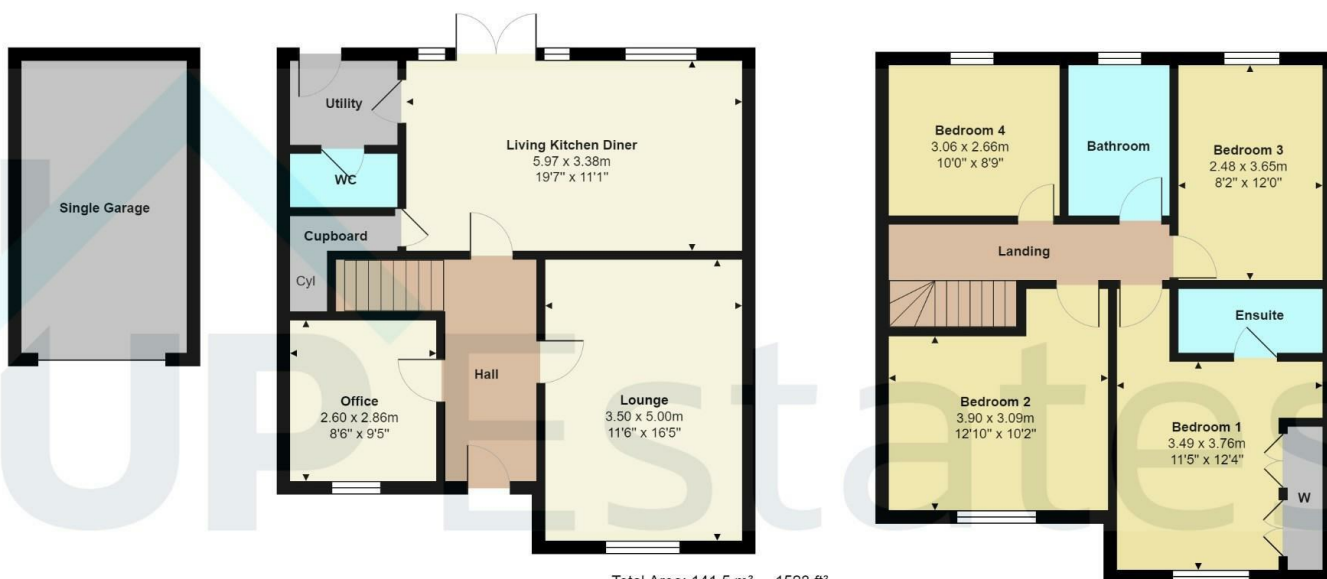






Frezenberg Close, Burbage, Hinckley





Total Area: 141.5 m² ... 1523 ft²

All measurements are approximate and for display purposes only

CONTACT

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