



2 Bedroom House - End Terrace
located on Newstead Avenue,
Hinckley
Offers Over £240,000

UP Estates



****EXTENDED TRADITIONAL END TERRACE - TWO DOUBLE BEDROOMS - NEW ROOF FITTED 2022 - OVER 1,000 SQFT - BEAUTIFUL PRIVATE REAR GARDEN - SPACIOUS RECEPTION ROOM - UPSTAIRS BATHROOM**** This superb property must be viewed to appreciate the spacious, well maintained accommodation on offer - as well as to appreciate the highly amenable location right next to the famous three pots pantry, other shops and restaurants and the M69 junction roundabout. Previously having a rear two storey extension by previous owners, this property is and feels larger than other typical similar ones on the street and in the area. Nearby to Bridleway walks, Sketchley Primary School and roads providing commute to Nuneaton & Hinckley, this property in brief comprises: Lounge/Diner Reception Room and Breakfast Kitchen to the Ground Floor. There is a Landing, Two Double Bedrooms and a Bathroom to the First Floor. Externally there is off road parking for two vehicles, side elevation access to the immaculately maintained, private rear garden.

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.

Offers Over £240,000

- EXTENDED TRADITIONAL END TERRACE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER
- NEW ROOF FITTED 2022
- OFF ROAD DRIVEWAY PARKING
- UPSTAIRS BATHROOM
- LOVELY LANDSCAPED REAR GARDEN
- Over 1,000 sqft of Accomodation
- SOUGHT AFTER BURBAGE LOCATION





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

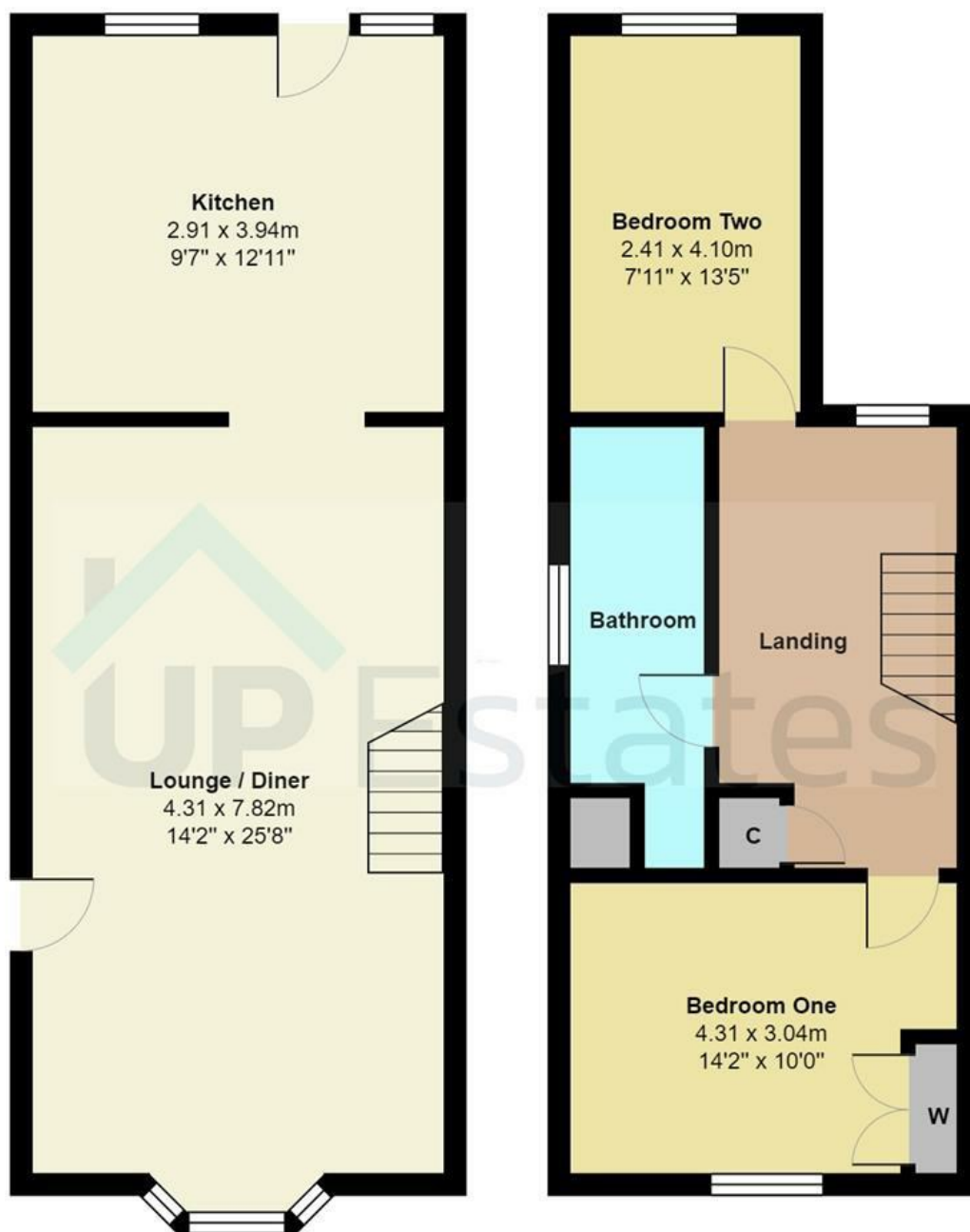






Newstead Avenue, Burbage, Hinckley





Total Area: 93.5 m² ... 1006 ft²

All measurements are approximate and for display purposes only

CONTACT

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