

**3 Bedroom House - Semi-Detached**  
**located on Ferry Pickering Close,**  
**Hinckley**  
**Offers Over £290,000**

**UP Estates**





**\*\*WELL PRESENTED SEMI DETACHED - THREE BEDROOMS (ONE EN-SUITE) - GOOD REAR GARDEN WITH PRIVACY (RARE FOR A NEWER DEVELOPMENT) - DRIVEWAY PARKING TO FRONT ASPECT - USEFUL DOWNSTAIRS WC\*\*** Situated on this lovely and much sought after Redrow development is this family home within walking distance to town centre, schools, parks and supermarkets. With a good sized Lounge reception room and a kitchen diner ideal for family living or entertaining. At circa 950sq ft of living accommodation, this property has grandeur coming from the high ceilings and curved plaster finishes that compliment this property. Call us today to arrange your viewing.

## Offers Over £290,000

- MODERN STYLE SEMI DETACHED
- THREE BEDROOMS (ONE EN-SUITE)
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- NON OVERLOOKED REAR GARDEN
- QUIET SPOT
- SOUGHT AFTER REDROW DEVELOPMENT
- HIGH CEILINGS & LOVELY FINISH





## PROPERTY INFORMATION SUMMARY

Approximate Age of the Property: 7 Years

Council Tax Band: C

Local Authority: Hinckley and Bosworth Borough Council

Tenure: Freehold

Maintenance or Service Charges: Non

EPC Certificate Rating: B

Approx. Total Floor Area?

Outside Space Brief Description: Patio/ Grassed

Selling Vendors Onward Position:

Heating System: Gas fired central heating via radiators

Boiler Age: 7 years

Boiler Location: Airing cupboard off Landing

Consumer Unit/Fuse Box Location: Downstairs Toilet

Loft Hatch Location & Loft Boarding etc Info: Landing - as built

Type of Windows: Double Glazed

Garden Orientation: NE

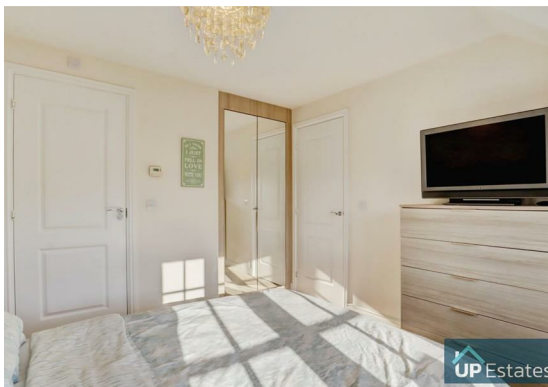
Any Rights of Way: Shared driveway in terms of providing access to no.9 (next door) to front aspect.

## IMPORTANT NOTE TO PURCHASERS



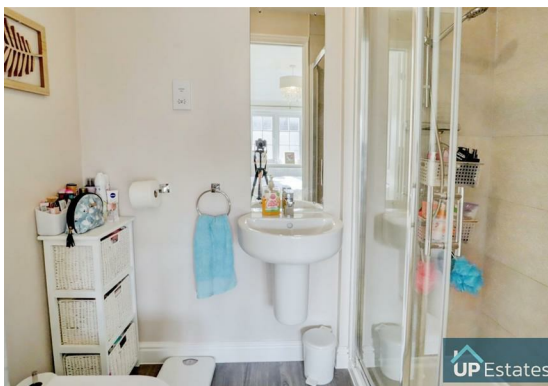
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.







Ferry Pickering Close, Hinckley





Total Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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