



64 Twycross Road, Burbage, Hinckley, Leicestershire, LE102SG

MOORE
& YORK



Property at a glance:

- Semi Detached Home
- Three Bedrooms & Bathroom
- Lounge & Dining Kitchen
- Car Port Parking
- Village Location
- Close To Local Amenities And Shopping
- No Onward Chain

Offers Over £230,000 Freehold



Three bedroom semi detached house nestled in the heart of the large Village of Burbage. The double glazed accommodation comprises entrance hall, understairs cloakroom/WC, lounge and kitchen dining room to the ground floor. Upstairs there are three bedrooms and three piece bathroom. Outside, the property benefits from a easily maintainable rear garden, open plan lawns to front and car port parking to side. Situated in Burbage, this home offers excellent access to local amenities including schools, shops, parks, and transport links providing easy access to nearby towns and cities. Being sold with no onward chain the property offers an excellent opportunity for buyers seeking a blank canvas to create their ideal family home

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation. UPVC sealed double glazed window.

CLOAKROOM/WC

Low level WC and wash hand basin.

LOUNGE

15' 10" x 9' 10" (4.83m x 3.00m) UPVC sealed double glazed window, display fire and surround, sliding doors leading to;

KITCHEN/DINING ROOM

15' 10" x 9' 0" (4.83m x 2.74m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, UPVC sealed double glazed window and sliding patio doors to rear aspect, UPVC sealed double glazed door to side aspect.

FIRST FLOOR LANDING

Shelved airing cupboard, access to loft space.

BEDROOM 1

12' 7" x 9' 5" (3.84m x 2.87m) Electric heater, UPVC sealed double glazed window, built in wardrobe.

BEDROOM 2

10' 1" x 7' 10" (3.07m x 2.39m) UPVC sealed double glazed window.



BEDROOM 3

10' 11" x 7' 8" (3.33m x 2.34m) UPVC sealed double glazed window.

BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, electric heater, UPVC sealed double glazed window.

OUTSIDE

Patio and lawns to rear, side carport parking and open plan lawns to front.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All main services are understood to be available. Electric power points are fitted throughout the property and windows are double-glazed

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor

ANTI - MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

EPC RATING

E

COUNCIL TAX BAND

Hinckley & Bosworth C

TENURE

Freehold

FLOOR PLANS

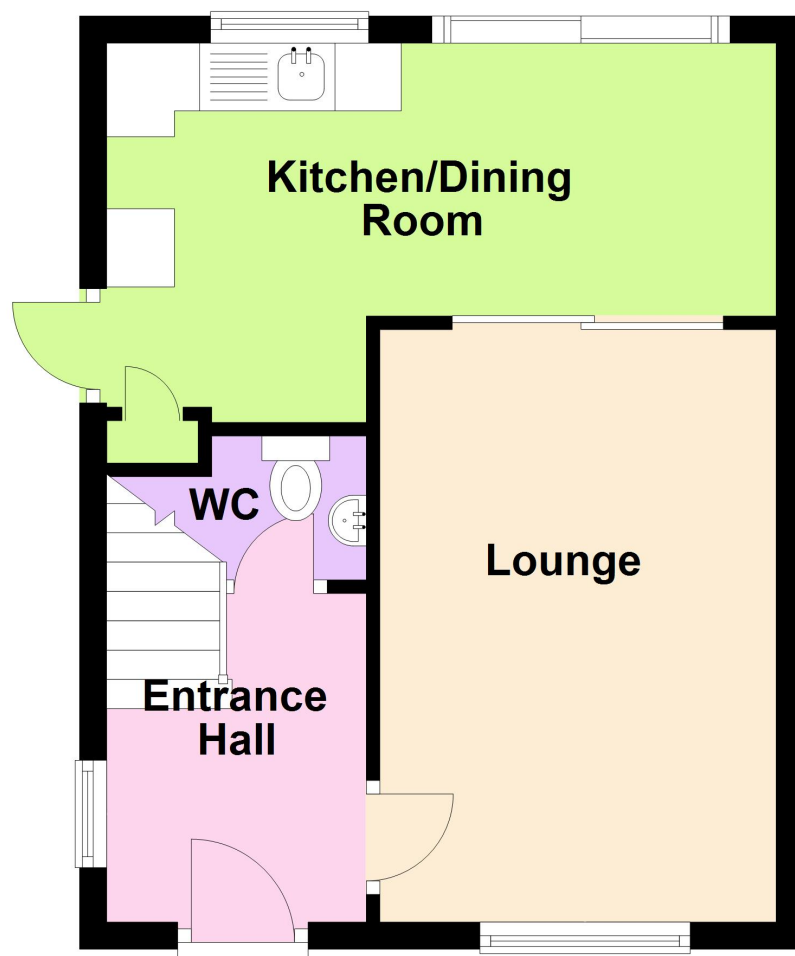
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

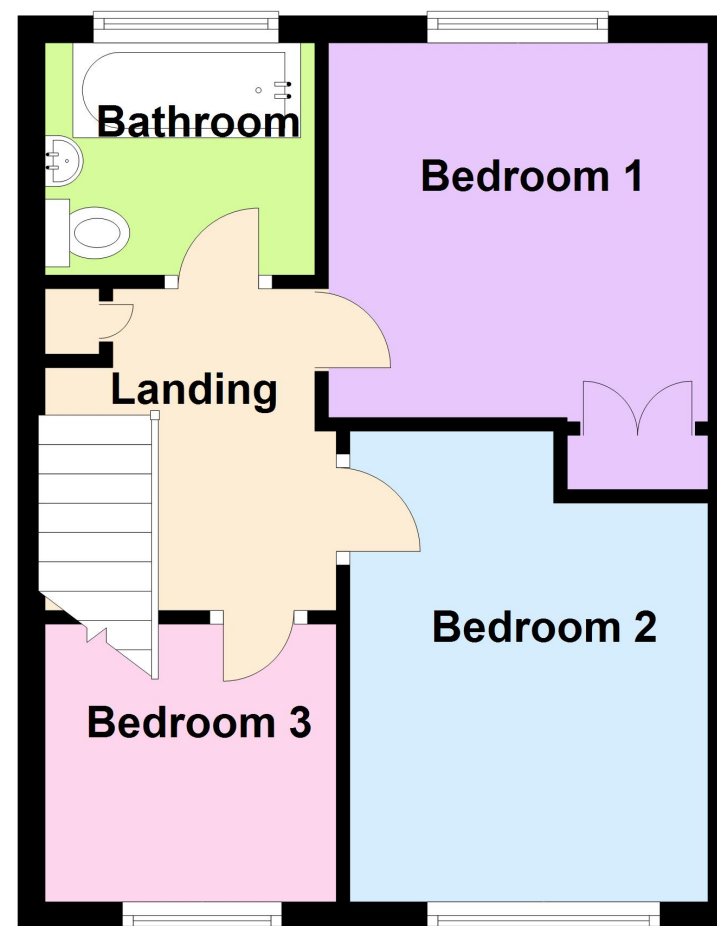
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

