



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Hillside, Leicestershire, LE67 9UP**  
**£175,000**

## Lounge

Upvc door to the front, feature ornate fireplace, Upvc window to the front, beamed ceiling and radiator.

## Breakfast Kitchen

Upvc window to the rear courtyard area, fitted cupboards and worksurfaces, single drainer sink unit, feature fireplace, radiator, plumbing for a washing machine, beamed ceiling, quarry, tiled floor.

## Rear Lobby

Door to the rear radiator and quarry tiled floor.

## Downstairs Bathroom

Comprising a three piece suite, low level wc, pedestal wash hand basin, corner bath with mains shower, radiator.

## First Floor

Lobby landing Worcester central heating boiler.

## Bedroom One

Upvc window to the front, two built in wardrobes, feature fireplace.

## Bedroom Two

Upvc window to the rear radiator and fitted wardrobes.

## Outside

Small enclosed courtyard area to the rear. Large stone built store. steps to long tiered rear garden mainly laid to lawn.

## Tenure

Freehold

## Council Tax Band

Hinckley And Bosworth Council

Council Tax Band : B

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

