Lot 87 21 Granby Road, Hinckley, Leicestershire, LE10 0PW



All enquiries Ref: James Paterson



- **Freehold three floor semi-detached house requiring modernisation**
- **Full vacant possession**



Location:
The property is situated on Granby Road between its junctions with Rugby Road and Rutland Avenue. Public transport links include Hinckley Mainline Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A5 and M69 motorway. Shopping amenities can be found locally within Hinckley Town Centre, with an extensive range of shops, bars and restaurants being found in Leicester City Centre. Recreational pursuits can be found locally at the open spaces of Granville Road Park and Clarendon Park

Description:
Freehold semi-detached house arranged over ground, first and second floors requiring modernisation.

Accommodation:
Second floor: Loft room
First floor: Three bedrooms, bathroom/WC
Ground floor: Through reception room, kitchen, utility, shower room/WC, hallway
Outside: Front and rear garden
Gross Internal Area GIA (Source: EPC) approximately 97 sq m (1,044 sq ft)



EPC rating: D

Council Tax Band: B

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



