



FOR SALE

FREEHOLD RESIDENTIAL
INVESTMENT OPPORTUNITY

23-29 Coppice Close,
Hinckley, LE10 1TF

Comprising a terrace of 4 two bedroom
bungalows



Gardens and five garages en bloc



Highly sought after residential
location



Low passing rent of £25,095 per annum



Estimated rental value (when
refurbished) £45,000 per annum



LOCATION

The subject properties are situated on Coppice Close which forms part of the favoured Stoneygate residential housing estate lying just over 1 mile to the north of Hinckley town centre. The properties occupy a sought after cul de sac position, within easy walking distance of local bus routes, local shops and also an Asda superstore.

Hinckley is a popular Leicestershire market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway connections with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

DESCRIPTION

This is a rare opportunity to acquire an attractive freehold residential investment portfolio which has been in the ownership of the current owners from new. The portfolio comprises a terrace of 4 two bedroom bungalows in a sought after cul-de-sac location in Hinckley.

The bungalows are constructed in cavity brickwork surmounted by pitched and tiled roofs and benefit from UPVC double glazing together with electric heating. 29 Coppice Close has been fully renovated to a high standard whilst 23, 25 & 27 require a degree of modernisation.

There is a block of 5 garages adjacent to 23 Coppice Close for the use of the dwellings, with one rented to a third party.

ACCOMMODATION

In more detail, the accommodation comprises the following:

BEDROOMS		
23 Coppice Close	End terrace bungalow	2
25 Coppice Close	Mid terrace bungalow	2
27 Coppice Close	Mid terrace bungalow	2
29 Coppice Close	End terrace bungalow	2
8 Bedrooms		

SERVICES

Mains electricity, water and drainage services are connected to the subject properties. Heating is provided by way of electric heating to each property.

TENURE

The Freehold interests in the subject properties are available to be acquired as a complete freehold residential investment opportunity, subject to the current occupational tenancies (and vacant possession at 23), at an asking price of offers over £650,000.

The properties are held on separate freehold titles.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings - 23 - E(51), 25 - D(59), 27 - D(55) and 29 - E(52)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the selling agents, Wards at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would

recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

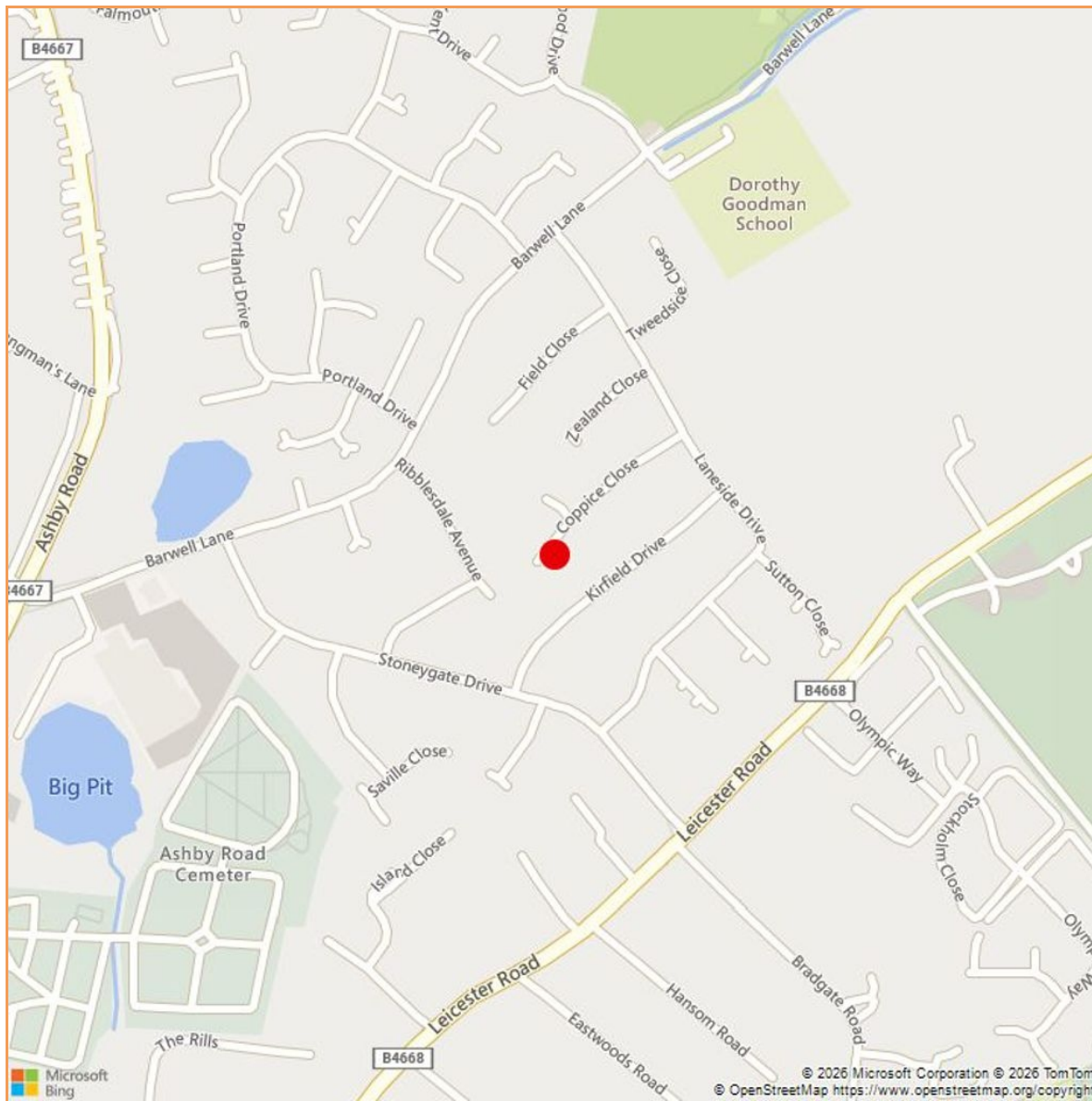
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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