



2 Bedroom House - End Terrace
located on Melfort Close, Nuneaton
Offers Over £160,000





****MODERN STYLE END TERRACE - TWO BEDROOMS -
LOUNGE/DINER - DRIVEWAY PARKING - CUL DE SAC LOCATION****

Excellent opportunity to purchase this home situated in a sought after spot in Stockingford, on a quiet no through road - and being an excellent first time purchase or freehold investment. In brief the property comprises: Hall, Lounge/Diner and Kitchen to the Ground Floor. There is a Landing, Two Bedrooms and Bathroom on the First Floor. Externally there is off road parking for multiple vehicles, as well as a non overlooked garden to the rear.

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Offers Over £160,000

- End Terrace
- Two Bedrooms
- Lounge/Diner
- Driveway Parking
- Quiet Cul De Sac
- Non Overlooked Garden





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

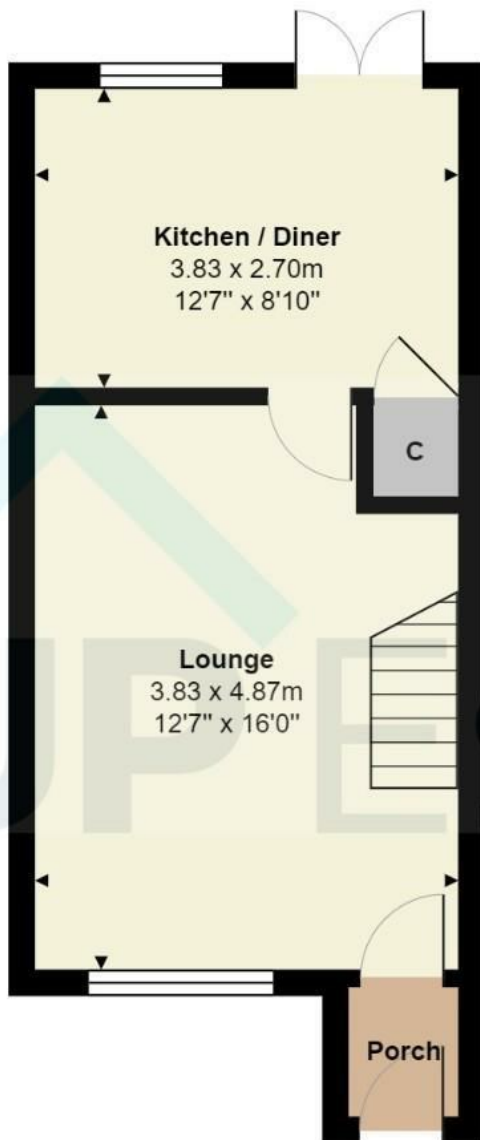






Melfort Close, Nuneaton





Total Area: 60.7 m² ... 653 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates