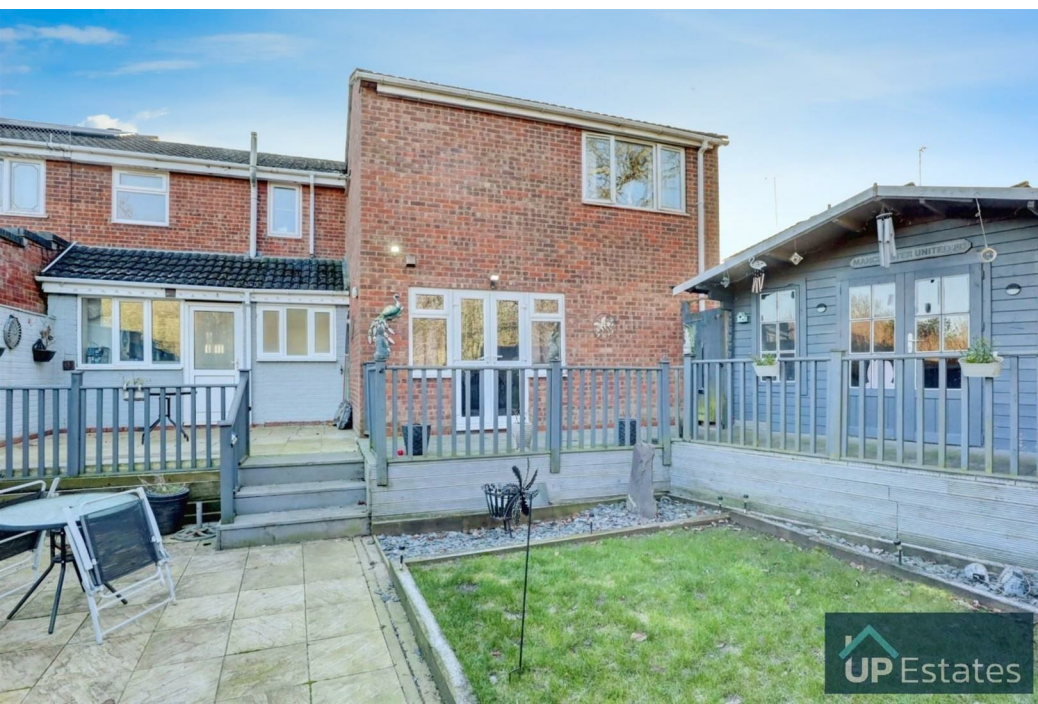




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4 Bedroom House - Semi-Detached
located on Freesland Rise,
Nuneaton
Offers Over £310,000

 UP Estates



****SPACE, SPACE, SPACE - SUBSTANTIALLY EXTENDED - FOUR DOUBLE BEDROOMS (ONE EN-SUITE) - TWO GENEROUS RECEPTION ROOMS - SUMMER HOUSE GAMES ROOM WITH SCOPE TO BE A HOME OFFICE OR GYM - NON OVERLOOKED REAR GARDEN - REFITTED KITCHEN/DINER**** Now this is a rare gem - situated on this well regarded spot on a quiet cul de sac in Poplar Farm, Nuneaton is this exceptional family home. Being found to a good decorative standard throughout, including a recently refitted upstairs shower room, this property has a host of features including backing onto woodland and having a principle bedroom suite with walk in wardrobe and en-suite. All curtains and blinds will be left in the property upon completion, and much of the other furniture is up for discussion to be left too, including the integrated appliances in the kitchen and washing machine in the utility. In brief the property comprises: Porch, Reception Room, Rear Lounge Reception Room, Kitchen/Diner, WC and Utility Room to the Ground Floor. There is a Landing, Four Double Bedrooms (One with En-Suite), and Shower Room to the First Floor. Externally there is off road driveway parking for multiple vehicles, as well as side elevation storage section, garden with summer house games room/workshop, and garage store.

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 £310,000

- Substantially Extended Semi
- Four Double Bedrooms (One En-Suite)
- Two Spacious Reception Rooms
- Refitted Kitchen/Diner
- Non Overlooked Garden with Summer House
- Off Road Parking for Multiple Vehicles
- Quiet Cul De Sac Position
- Rare, rare opportunity
- Driveway Parking for Multiple Vehicles - Can Accommodate a Caravan





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







Freesland Rise, Nuneaton





Total Area: 143.0 m² ... 1539 ft² inc summer house

All measurements are approximate and for display purposes only

CONTACT

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