

3 Bedroom House - Terraced
located on Wheat Street, Nuneaton
Offers Over £189,000

UP Estates



****NO UPWARD CHAIN** **DECEPTIVELY SPACIOUS**** Here is a rare opportunity to purchase a three bedroom, mid terrace property in close proximity to Nuneaton town centre which offers excellent living accommodation to the ground floor where there are two reception rooms. The property is well presented throughout and is being sold with the benefit of no upward chain. In brief the property comprises; hallway, living room, dining room, kitchen and family bathroom to the ground floor. To the first floor there are three bedrooms. Externally there are steps leading to the front of the property and a garden to the rear. **VIEWING ADVISED.**

HALLWAY

LOUNGE

12'11" x 12'1"

DINING ROOM

16'4" x 14'9" max

KITCHEN

6'11" x 10'9"

BATHROOM

6'11" x 6'7"

LANDING

BEDROOM ONE

13'5" x 10'0"

BEDROOM TWO

8'7" x 12'1"

BEDROOM THREE

7'2" x 8'10"

Offers Over
£189,000

- NO UPWARD CHAIN
- TRADITIONAL MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FAMILY BATHROOM
- CLOSE TO TOWN CENTRE



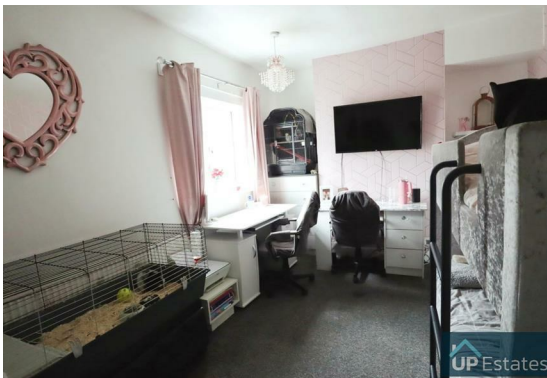


PROPERTY INFORMATION SUMMARY

Council Tax Band: A
Local Authority: Nuneaton & Bedworth
Tenure: Freehold
Maintenance or Service Charges: N/A
EPC Certificate Rating: D
Approx. Total Floor Area: 892.00 sqft
Heating System: Gas Central Heating

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.

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





Wheat Street, Nuneaton





Total Area: 82.9 m² ... 892 ft²

All measurements are approximate and for display purposes only

CONTACT

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