

**4 Bedroom House - Semi-Detached**  
**located on Stafford Close,**  
**Bulkington**  
**£275,000**

**UP Estates**



NO CHAIN is offered on this \*EXTENDED SEMI - CENTRAL BULKINGTON LOCATION - FOUR GOOD SIZED BEDROOMS - ONE WITH ENSUITE\* Take a look at the floorplan of this well presented home, situated right in the centre of Bulkington, in walking distance to the village amenities, this property benefits from a great rear garden, downstairs wc & garage in block to rear of the garden. In brief the property comprises: Hall, Lounge, Breakfast Kitchen and WC to the Ground Floor. There is a Landing, Three Bedrooms and Bathroom to the First Floor, with further Bedroom, En-Suite and significant eaves storage to the Second Floor.

#### PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1362.00 sqft

Heating System: Gas Central Heating

Consumer Unit/ Fuse Box Location: Understairs Cupboard

#### 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

£275,000

- NO CHAIN
- Extended Semi Detached
- Four Bedrooms (One En-Suite)
- Semi Detached
- Attractive Rear Garden
- Central Village Location
- Garage In Block To Rear
- Downstairs WC
- Fantastic Lounge





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



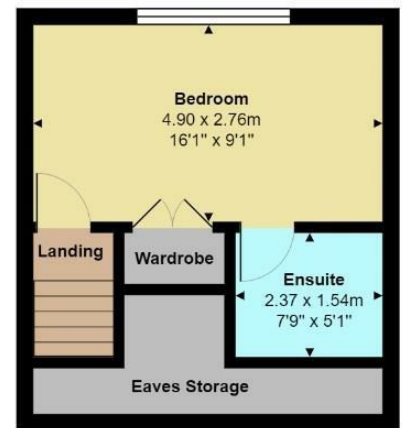
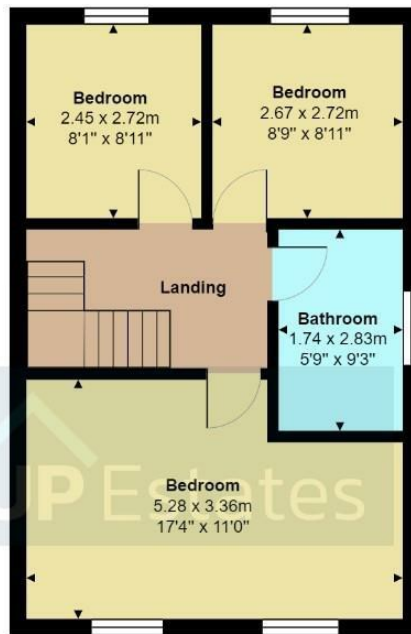
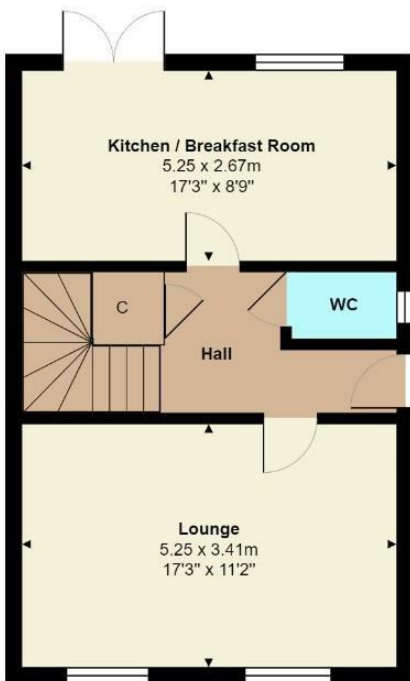
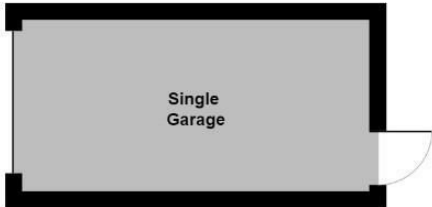
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Stafford Close, Bulkington





Total Area: 126.5 m<sup>2</sup> ... 1362 ft<sup>2</sup> inc Garage

All measurements are approximate and for display purposes only

## CONTACT

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