



2 Bedroom House - Semi-Detached
located on Darter View, Nuneaton
Offers In Excess Of £205,000

 **UP Estates**



WOW WHAT A QUIET POSITION WITH BEAUTIFUL OUTLOOK

This immaculately presented home benefits from a host of features throughout including SPACIOUS TWO CAR DRIVEWAY - DOWNSTAIRS WC - EN-SUITE TO MAIN BEDROOM - LOVELY LOUNGE/DINER making this an excellent first time buy, freehold investment or downsize with no hassle! In brief, the property comprises; Hall, W/C, Kitchen and Lounge/Diner to the ground floor. On the first floor there are Two Double Bedrooms, one with an En-suite, and the Family Bathroom. Externally there is a driveway to the front with a path leading to the front door, and a private rear garden.

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.

Property Overview

HALL With a central heated radiator, a storage cupboard, open access into the Kitchen, and doors leading to the W/C and Lounge/Diner.

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- SUPERBLY PRESENTED SEMI DETACHED
- MODERN STYLE - TWO BATHROOMS + GROUND FLOOR WC
- TWO DOUBLE BEDROOMS
- SPACIOUS TWO CAR DRIVEWAY
- QUIET POSITION WITH GREAT OUTLOOK
- LANDSCAPED REAR GARDEN
- IMPRESSIVE LOUNGE/DINER





W/C Benefiting from a low level w/c, wash hand basin and central heated radiator.

KITCHEN 9' 10" x 6' 2" (3.0m x 1.9m) A modern kitchen including wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, four ring gas hob with an extractor fan over and oven below, and a double glazed window to the front aspect. There is also space for a fridge-freezer, washing machine and other appliances.

LOUNGE/DINER 17' 4" x 12' 9" (5.3m x 3.9m) A social Lounge/Diner with a central heated radiator, stairs ascending to the first floor, and double glazed French doors leading out into the rear garden.

LANDING With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE 12' 9" x 11' 9" (3.9m x 3.6m) A double bedroom with a central heated radiator, fitted mirror wardrobes, two double glazed windows to the rear aspect and a door leading to the En-suite.

ENSUITE Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin and opaque double glazed window.

BEDROOM TWO 12' 9" x 8' 2" (3.9m x 2.5m) A second double bedroom



having fitted mirror wardrobes, a central heated radiator and double glazed window to the front aspect.

BATHROOM 6' 6" x 6' 2" (2.0m x 1.9m) Being partially tiled and having a panelled bathtub, low level W/C, hand wash basin and a double glazed opaque window.

FRONT ASPECT A neatly presented front aspect with flower beds, a paved path leading from the driveway to the front door, and side access to the rear.

GARDEN A private, being landscaped, and with initial paved patio, further rear patio seating area, awning, laid lawn with fencing to the boundaries, and a shed for storage.

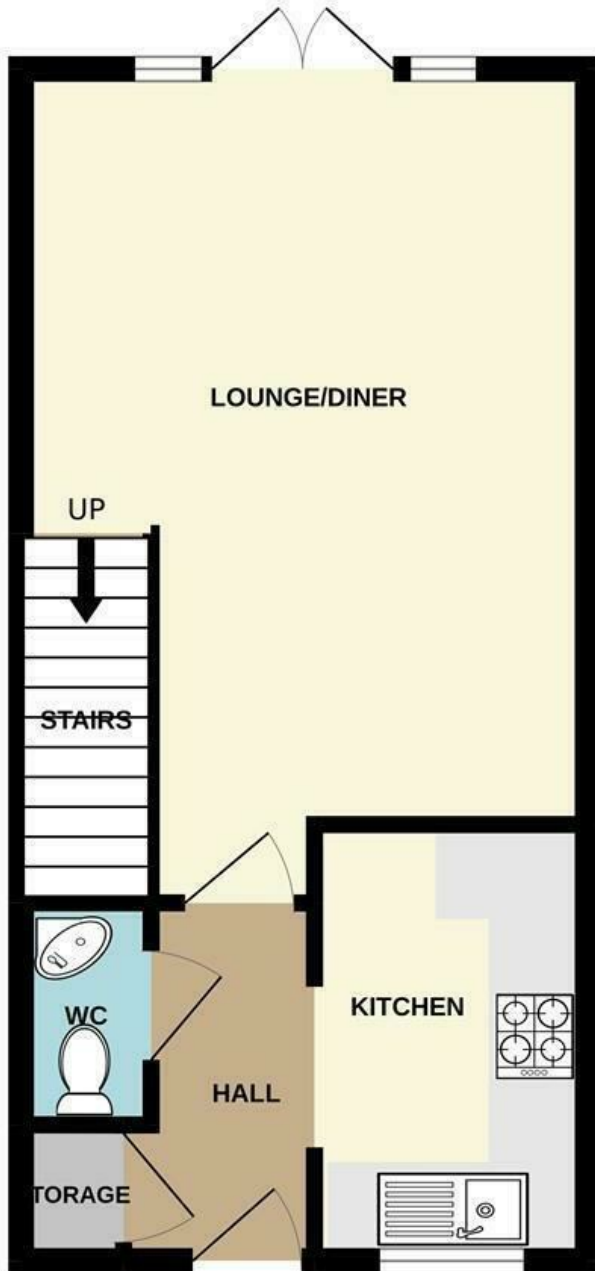




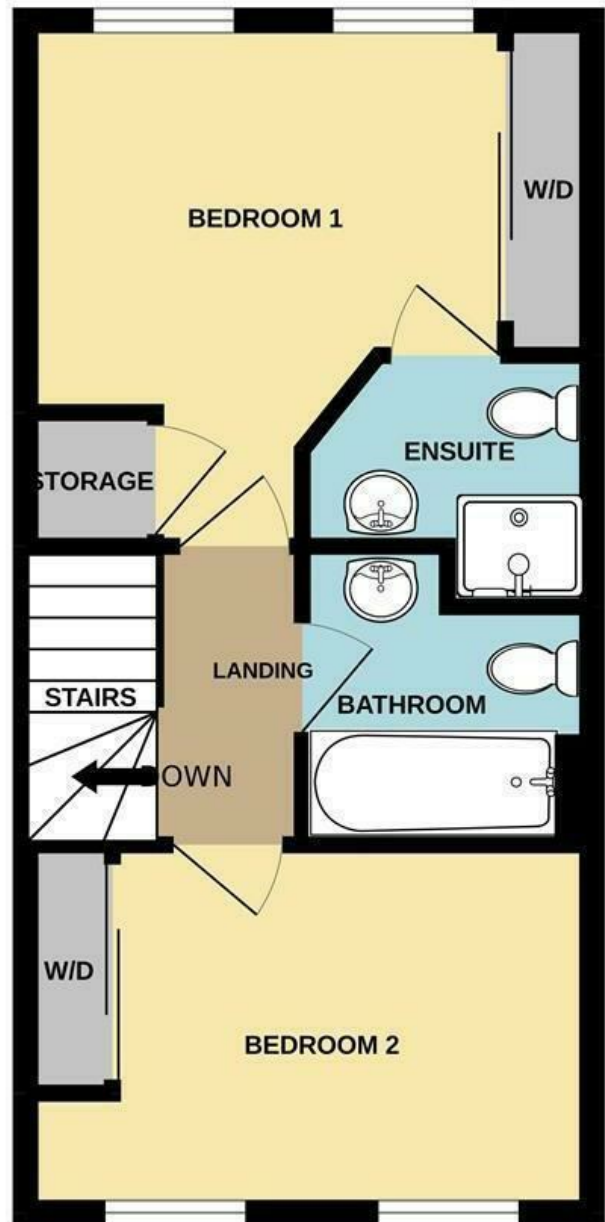
Darter View, Nuneaton



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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