

4 Bedroom House - Detached
located on Orkney Close, Nuneaton
£250,000





NO CHAIN is offered on this **Spacious Detached - Four Bedrooms (One Ground Floor with En-Suite) - Driveway Parking - Rear Garden with Summerhouse - Excellent Family Home or Freehold Investment. In brief the property comprises: Hall, Lounge, Dining Area, Kitchen Area, Conservatory, Ground Floor Bedroom with en-suite Wet Room. To The First Floor there is a Landing, Three Bedrooms and Bathroom. Externally there is off road Front Driveway parking, Rear Garden with wooden Summer House

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.

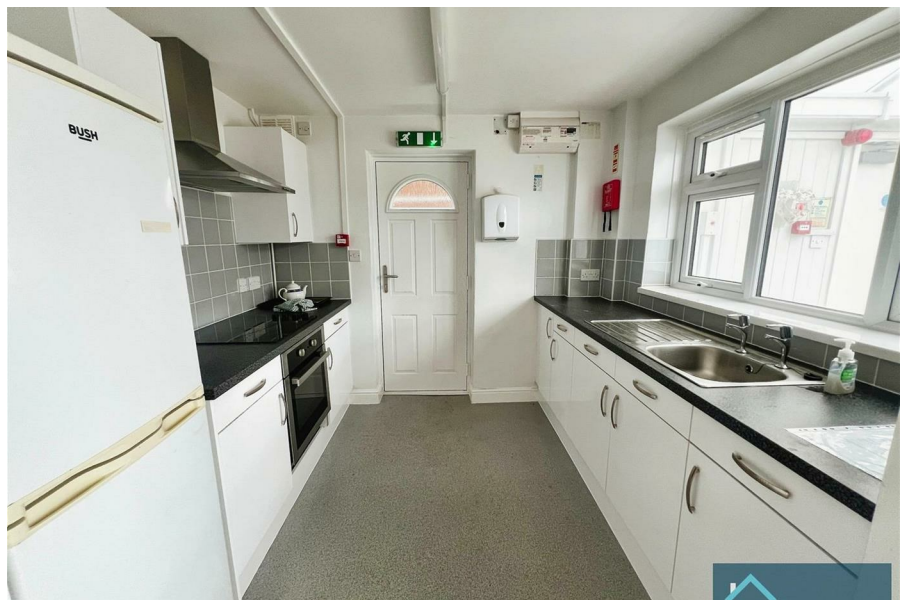
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

£250,000

- Detached Property
- Spacious/Flexible Floorplan
- Four Bedrooms
- Ground Floor Bedroom with En-Suite
- Driveway Parking
- Garden with Summer House
- Close Proximity to George Elliott Hospital
- Previously Used as a HMO
- Flexible Layout/Multi Generational Living Potential





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

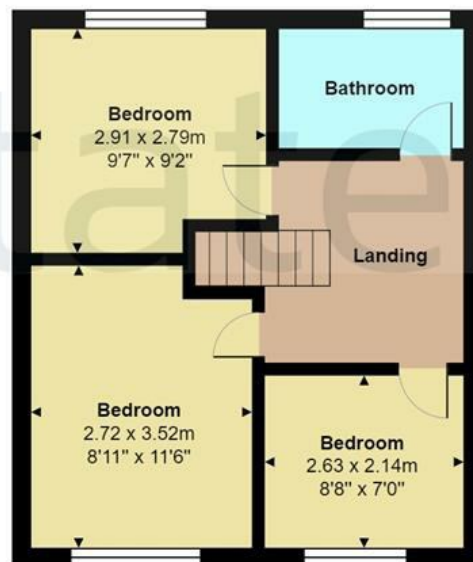
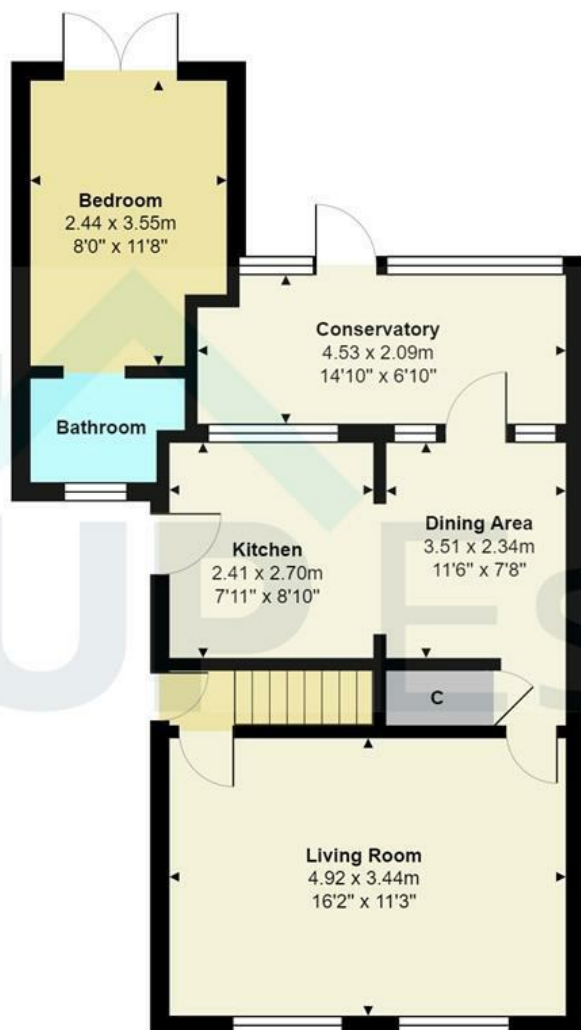






Orkney Close, Nuneaton





Total Area: 90.4 m² ... 973 ft²

All measurements are approximate and for display purposes only

CONTACT

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