

**3 Bedroom House - Detached**  
**located on Barber Mews, Nuneaton**  
**£265,000**

**UP Estates**





**\*\*DETACHED THREE DOUBLE BEDROOM, THREE BATHROOM FAMILY HOME - BEAUTIFULLY PRESENTED THROUGHOUT\*\*** This is an exceptional opportunity to purchase a three bedroomed family home set over three stories situated in a small cul de sac upon this new development which was built by Barratt Homes in 2018 which has been superbly kept by the current and only owners.

The property offers flexible and versatile family accommodation split over three floors and benefits from gas fired central heating, upvc double glazing, the remaining term of the NHBC warranty and an early viewing is recommended. The property consists of entrance hall, lounge, bedroom and Jack and Jill shower room to the hall, stairs door into the Kitchen/Dining Room and further WC. Upstairs from the hallway is two further double bedrooms, one of which with an en-suite and a family bathroom.

There is also a driveway to the side aspect for two vehicles and a beautiful private rear garden. Call now to view!

#### **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.

£265,000

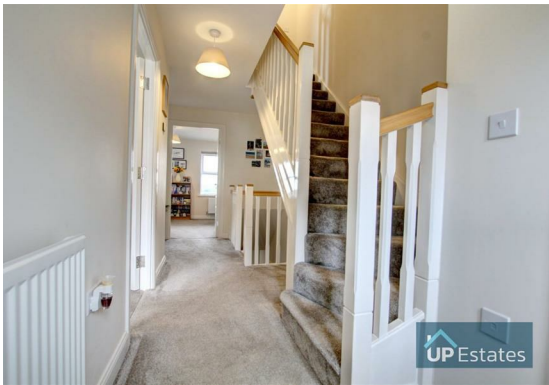
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS
- NHBC WARRANTY REMAINING
- IMMACULATELY PRESENTED THROUGHOUT
- QUIET CUL DE SAC
- EPC RATING C
- COUNCIL TAX BAND D
- CLOSE TO LOCAL AMENITIES





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









Barber Mews, Nuneaton





Total Area: 102.3 m<sup>2</sup> ... 1102 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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