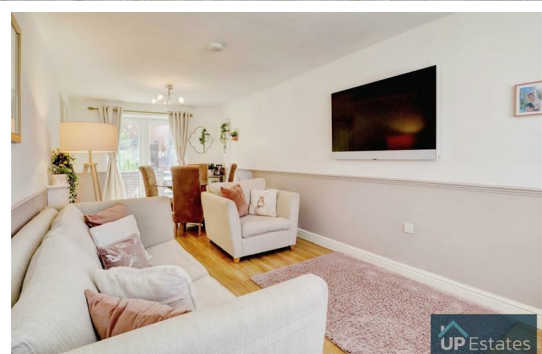




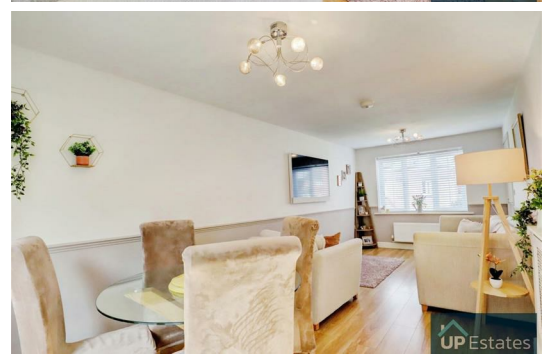
 UP Estates



 UP Estates



 UP Estates



 UP Estates

3 Bedroom House - Detached
located on Bluebell Close,
Nuneaton
Offers Over £250,000

 UP Estates



****LARGER STYLE FOR THE STREET DETACHED - THREE BEDROOMS - TWO BATHROOMS AND WC - DRIVEWAY AND GARAGE **** This very well presented property is situated on this quiet cul de sac on this sought after quiet street in the Hartshill area of Nuneaton. Nearby to a host of amenities, including schools, Hartshill Hayes Country Park, local shops and restaurants, this home is suitable for first time buyers, families or an investor. In brief the property comprises: Hall, WC, Lounge/Diner and Breakfast Dining Kitchen to the Ground Floor. There is a Landing, Three Bedrooms (One En-Suite) and Bathroom to the First Floor. Externally there is driveway parking, single garage and 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.

Offers Over £250,000

- Modern Style Detached
- Three Bedrooms (One En-Suite)
- Breakfast Dining Kitchen
- Driveway & Garage Parking
- Downstairs WC
- Landscaped Rear Garden
- Very Well Presented Throughout
- Spacious Bathroom





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

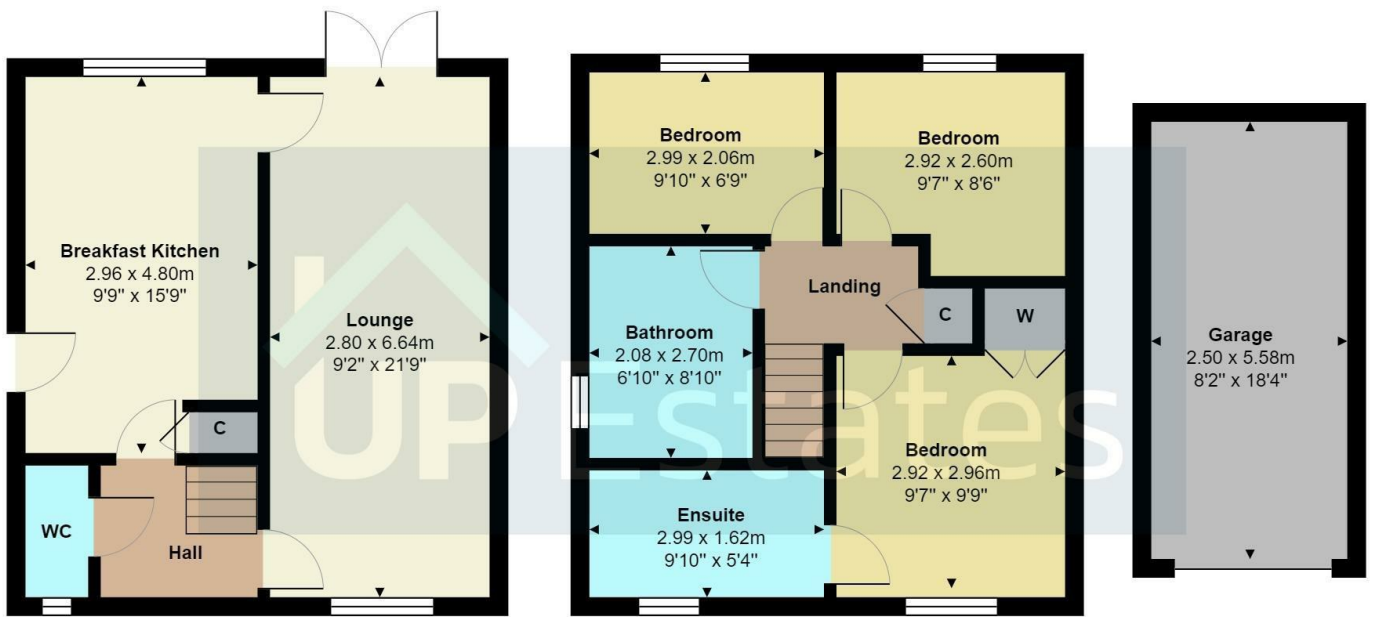






Bluebell Close, Hartshill, Nuneaton





Total Area: 93.9 m² ... 1011 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

UP Estates