

**3 Bedroom House - Semi-Detached**  
**located on Wood Street, Nuneaton**  
**£175,000**

**UP Estates**





**\*\*NO CHAIN - VALUE FOR MONEY - GOOD PLOT FRONT AND REAR - AMPLE DRIVEWAY PARKING & GARAGE\*\*** Occupying an enviable scorne plot with ample parking to the front via gates, as well as garage, is this spacious semi detached. Offering well planned family accommodation with gas fired central heating, upvc double glazing, refitted bathroom, as well as low maintenance rear garden with large timber shed and early viewing is highly recommended. Briefly comprising: Store Area , Lounge, Kitchen Diner, and WC to the ground floor. There is a a Landing, Three good sized bedrooms and Bathroom to the First Floor. Driveway for several vehicles, maintained and well stocked rear garden garage and gated driveway. The EPC RATING is E47 and please note this property is NON STANDARD CONSTRUCTION - WITH IT BELIEVED TO HAVE A STEEL FRAME - but please verify this yourself and make sure to choose your mortgage lender (if required) appropriately.

#### PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: E

Approx. Total Floor Area: 904.18 sqft

Heating System: Gas Central Heating

#### 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

£175,000

- NO CHAIN
- SOUTH WEST FACING REAR GARDEN
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- GARAGE & GATED DRIVEWAY PARKING
- OPEN PLAN STYLE KITCHEN DINER
- DOWNSTAIRS WC
- GOOD PLOT
- BUILT IN STORAGE THROUGHOUT
- NON STANDARD CONSTRUCTION TYPE - BELIEVED TO BE STEEL FRAMED (OWN VERIFICATION REQUIRED)





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.

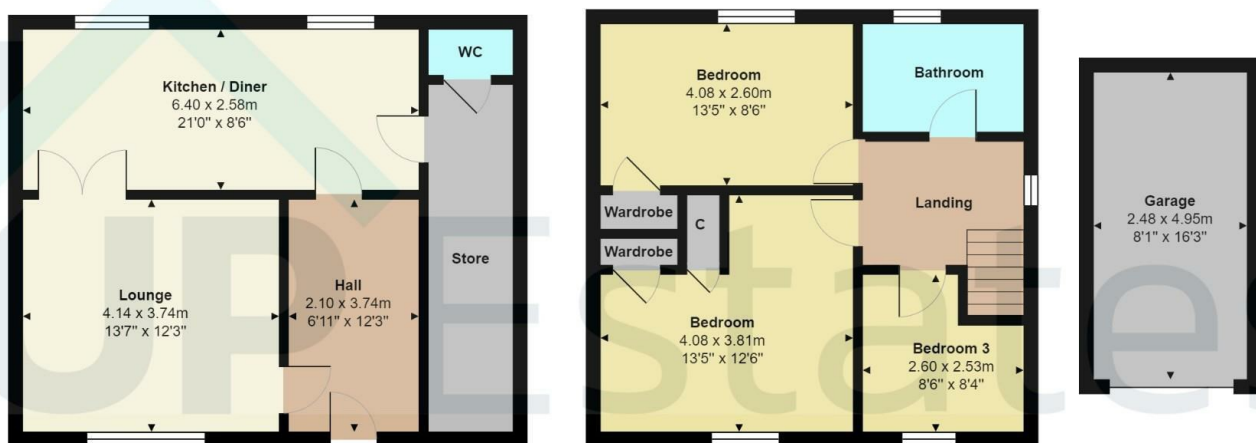






Wood Street, Nuneaton





Total Area: 108.5 m<sup>2</sup> ... 1168 ft<sup>2</sup> inc Garage & Store Area

All measurements are approximate and for display purposes only

## CONTACT

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