

3 Bedroom House - Detached
located on The Coppice, Nuneaton
£260,000

UP Estates



****NO CHAIN - HIGHAM LANE CATCHMENT - EXTENDED SUN ROOM - PRIVATE SOUTH FACING GARDEN - NEW BOILER - GARAGE/UTILITY**** This is a fantastic opportunity to purchase an extended, three bedroom detached family home situated within a highly regarded and sought-after residential area just off Weddington Road, which is convenient for easy daily access to Nuneaton's town centre and is within the catchment for Higham Lane School. This lovely home very briefly comprises; driveway, garage/utility, entrance hall, kitchen, lounge diner, conservatory sun room, private south facing garden all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom. This property has had recently re-fitted carpeting, a new boiler and benefits from no forward chain!

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.

£260,000

- NO CHAIN SALE
- Quiet Cul De Sac Position off Weddington Lane
- New Combination Boiler
- Three Bedroom
- Spacious Conservatory Sun Room
- Great Private South Facing Garden with Potential
- Driveway for Multiple Vehicles
- Garage Utility





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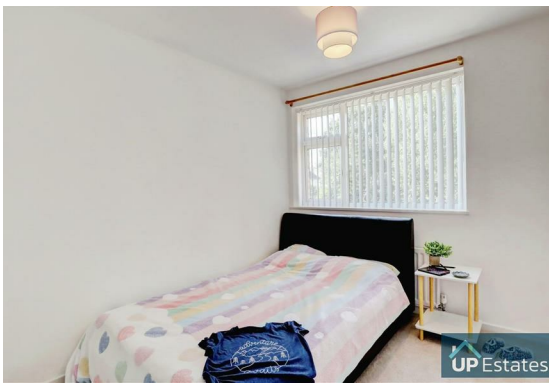


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Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The Coppice, Nuneaton





All measurements are approximate and for display purposes only

CONTACT

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