



**4 Bedroom House - Semi-Detached**  
**located on Fleece Lane, Nuneaton**  
**Offers Over £305,000**

**UP Estates**





**\*\*Sought After Long Shoot Location - Four Bedrooms (One En-Suite) - Two Bathrooms + WC - Lovely Landscaped Rear Garden - Modern Style Semi Detached\*\*** Superb opportunity to purchase this well maintained family property, located on this sought after Barrat development situated just off the Long Shoot. The property has been made homely, and is well presented throughout, benefitting from an upgraded landscaped rear garden, and also offers a flexible layout that can be used in a variety of ways to suit needs so **CHECK OUT THE FLOORPLAN**. In brief the property comprises: Entrance Hall, Bed 4/Study/Play Room and Social Open Kitchen Diner to the Ground Floor. There is a Landing, Lounge and Principal Bedroom with En Suite to the First Floor. To the Second Floor there is a Landing, Family Bathroom and Two Double Bedrooms. Externally there is driveway parking for multiple vehicles, as well as garage and rear garden. Call us now to arrange your viewing.

#### **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.

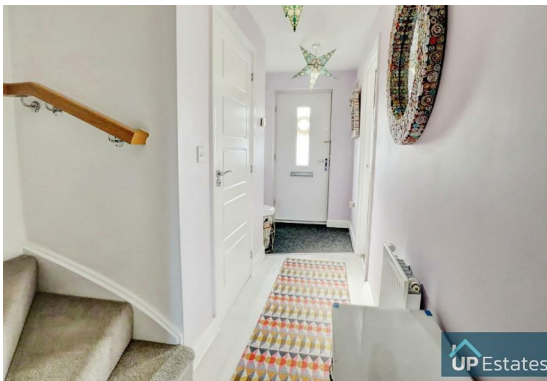
## Offers Over £305,000

- Modern Semi Detached
- Four Bedrooms (One En-Suite)
- Open Plan Social Kitchen Diner
- Two Bathrooms + WC
- Landscaped Rear Garden
- Driveway Parking + Garage
- Sought After Long Shoot Location

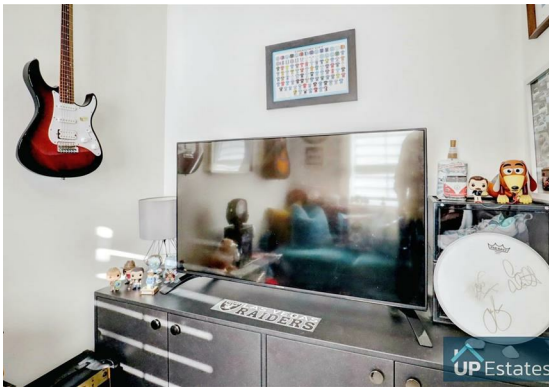




Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.











Fleece Lane, Nuneaton



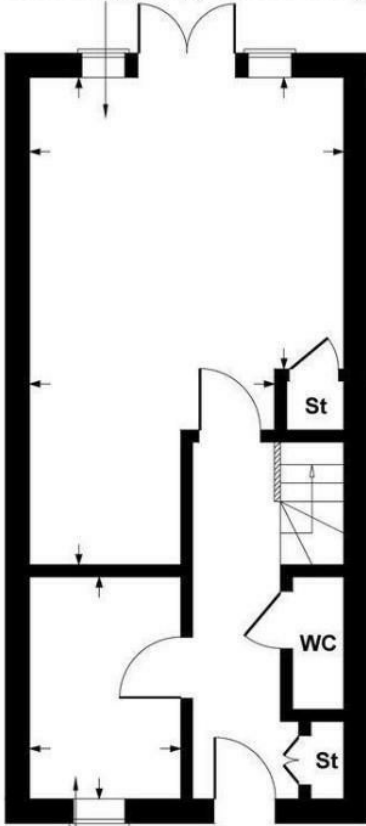


# Fleece Lane

Total Approx. 101.87 sq. metres (1096 sq. feet)

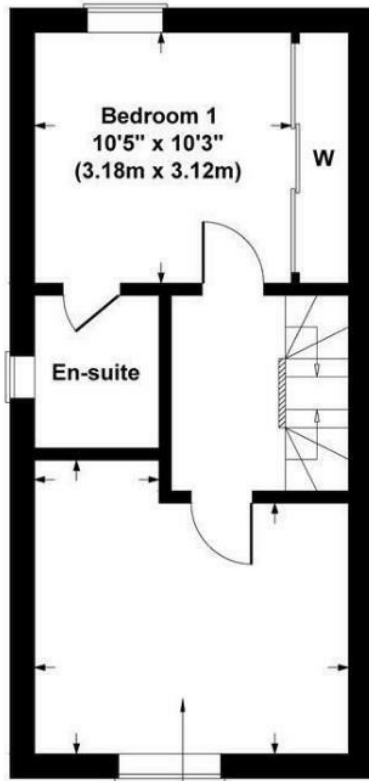
Ground Floor Total Approx. 35.17 sq. metres (378 sq. feet)    First Floor Total Approx. 35.17 sq. metres (378 sq. feet)    Second Floor Total Approx. 31.53 sq. metres (339 sq. feet)

**Kitchen/Living/Dining Room**  
 19'11" x 12'10" (max) 12'11" x 9'6" (min)  
 (6.07m x 3.91m) (max) (3.94m x 2.90m)(min)



**Study/Bedroom**  
 9'1" x 6'2"  
 (2.77m x 1.88m)

**First Floor**  
 Total Approx. 35.17 sq. metres (378 sq. feet)

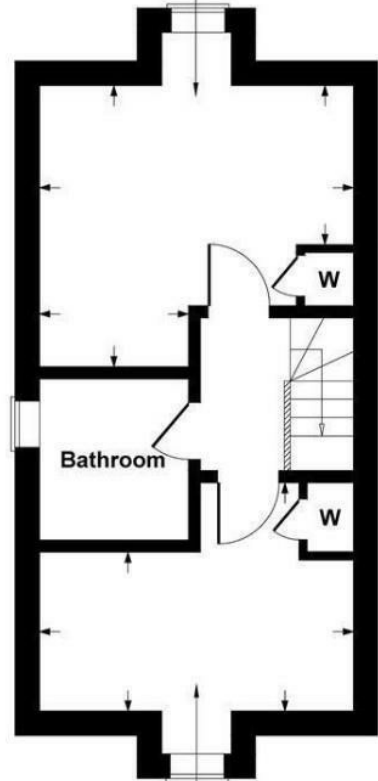


**Bedroom 1**  
 10'5" x 10'3"  
 (3.18m x 3.12m)

**Bedroom 2**  
 12'11" x 12'0" (max) 10'3" x 5'4" (min)  
 (3.94m x 3.66m) (max) (3.12m x 1.63m) (min)

**Second Floor**  
 Total Approx. 31.53 sq. metres (339 sq. feet)

**Bedroom 4**  
 12'11" x 11'6" (max) 6'6" x 5'11"(min)  
 (3.94m x 3.51m) (max) (1.98m x 1.80m) (min)



**Bedroom 3**  
 12'11" x 9'4" (max) 6'6" (min)  
 (3.94m x 2.84m) (max) (1.98m) (min)

## CONTACT

Up Estates,  
 11 Dugdale Street  
 Nuneaton  
 Warwickshire  
 CV11 5QJ

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

