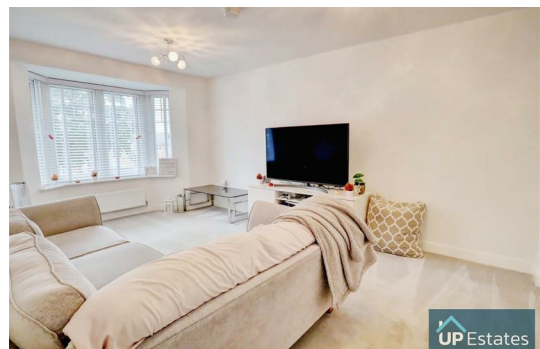




 UP Estates



 UP Estates



 UP Estates



 UP Estates

4 Bedroom House - Detached
located on Cabinhill Road,
Nuneaton
£375,000

 UP Estates



****NO CHAIN - SPACIOUS DETACHED RESIDENCE - FOUR BEDROOMS (ONE EN-SUITE)**** This one is ready to move straight into, with neither delay or requirement to do any work...Christmas dinner could be had in this spacious kitchen this very year! Up Estates are proud to present to market this well presented four bedroom, executive detached property located in the ever popular and sought after location of Galley Common. Having a beautiful mixture of modern estate living, close to amenities whilst just being on the outskirts of main Nuneaton, and with a desirable spot overlooking a green area with historic oak trees. In brief the property comprises simply of; Hallway, WC, Lounge, Kitchen/Diner, Four Bedrooms, Ensuite to Bedroom One, Family Bathroom, Integral Garage, Front & Rear Aspects. Please get in contact with ourselves to arrange an internal inspection to truly appreciate what this home has to offer.

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.

£375,000

- NO CHAIN SALE
- NEARLY NEW DETACHED RESIDENCE
- FOUR BEDROOMS (ONE EN-SUITE)
- SOCIAL OPEN PLAN LIVING KITCHEN DINER
- LOVELY SPOT - GREEN VIEWS TO FRONT ASPECT
- DRIVEWAY & GARAGE PARKING
- DECENT SIZE REAR GARDEN





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

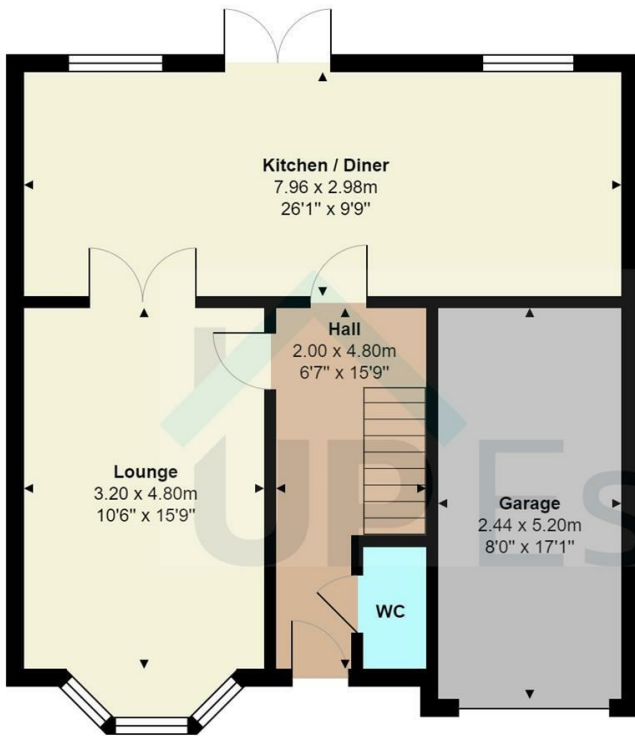






Cabinhill Road, Nuneaton





Total Area: 117.4 m² ... 1264 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