



3 Bedroom House - Mews
located on Two Yard Lane,
Nuneaton
£210,000

UP Estates



****SPACE & PRACTICALITY - THREE BEDROOMS - LARGER STYLE GARAGE & STORE AREA - KITCHEN DINER**** Fantastic value for money is offered on this well presented home, situated on this quiet street in, and with generous living accommodation throughout including a downstairs WC that offers scope as a utility or shower room given the dimensions. With a low maintenance garden, and a larger than average garage with additional storage space integrally under the stairs of the coach house above, this property offers some unique and useful benefits. **CHECK OUT THE FLOORPLAN** to appreciate the layout, and give us a call today to arrange your viewing.

Room Descriptions

Full description
Tenure: Freehold

Through Hall Having obscure sealed unit double glazed entrance door, cloaks cupboard, central heating radiator, sanded exposed wood stair case to the first floor, wood effect vinyl flooring to hall and doors to

Guest Cloakroom 6'5" x 6'1" Having a white suite comprising low level w.c., pedestal wash hand basin, tiled splash backs, central heating radiator, obscure uPVC double glazed window to the rear, tiled effect vinyl flooring, carbon monoxide detector, extractor fan and wall cabinet housing the Logik boiler.

Lounge 10'5" x 15'10" Having central heating radiator, uPVC double glazed window to the front and uPVC double glazed double opening patio doors onto the rear.

Dining Kitchen 9' max x 15'9" max Having a range of fitted wall and base units with contrasting work surfaces, inset single drainer stainless steel sink with mixer tap, built in Whirlpool fan assisted oven, four ring gas hob with extractor hood over, space and plumbing for automatic washing machine, space for tall fridge freezer, central heating radiator, tiled effect vinyl flooring, sealed unit double glazed exit door and uPVC double glazed windows to the front and rear.

First Floor Landing Having central heating radiator, smoke alarm, uPVC double glazed window to the rear and doors to

Bedroom One 11'1" max x 12'2" max Having central heating radiator, uPVC double glazed window to the front and smoke alarm.

Bedroom Two 11'1" max x 10'7" max Having central heating radiator, uPVC double glazed window to the front, built in wardrobe and over stairs storage cupboard.

Bedroom Three 7'1" x 6'10" Having central heating radiator, uPVC double glazed window to the rear and smoke alarm.

Bathroom 7'6" x 6'4" Having a white suite comprising low level w.c., pedestal wash hand basin, panelled bath with built in shower fitment over, tiled splash backs, central heating radiator, obscure uPVC double glazed window to the rear, extractor fan, electric shaver point and tiled effect vinyl flooring.

The integral Garage and Store area are classed as Leashold, however they remain for the sole use of this property, but due to being under the coach house their tenure is as such.

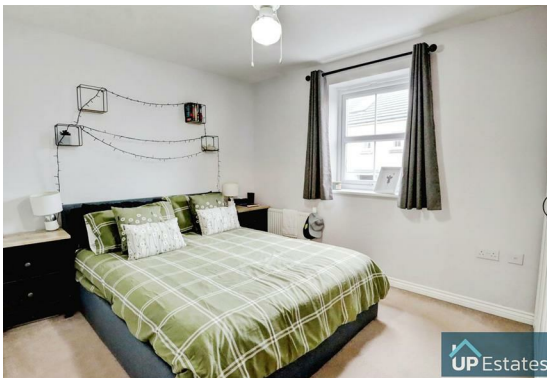
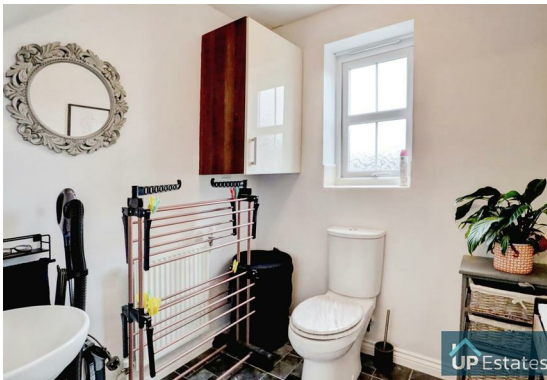
Outside To the front of the property there is a small loose stoned fore court, pathway and outside lighting. There is a Garage attached to the side of the property with up and over door and useful under stairs storage cupboard. The rear garden has a paved patio, lawn, fenced and walled boundaries, raised border and timber gate and steps leading to pedestrian access to the front.

Service Charge We understand that there is a service charge of approximately £13 per month for the general upkeep of the surrounding areas, lighting to the parking areas and landscaping.

£210,000

- Spacious Terrace Mews House
- Three Bedrooms
- Larger Style Garage & Store
- Kitchen/Diner
- Downstairs WC
- Good Condition Throughout
- Low Maintenance Rear Garde





PROPERTY INFORMATION SUMMARY

Council Tax Band: C
Local Authority: Nuneaton & Bedworth
Tenure: Freehold
Maintenance or Service Charges: £13 pcm
EPC Certificate Rating: C
Approx. Total Floor Area: 854.45 sqft
Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

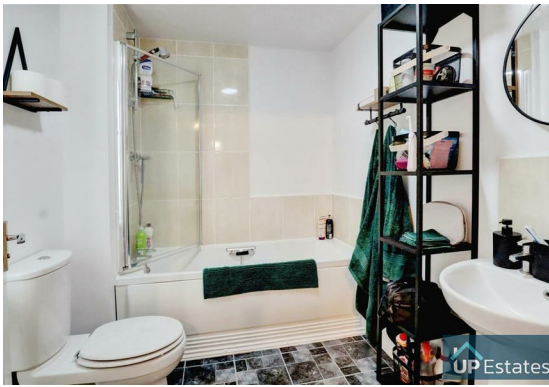
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.

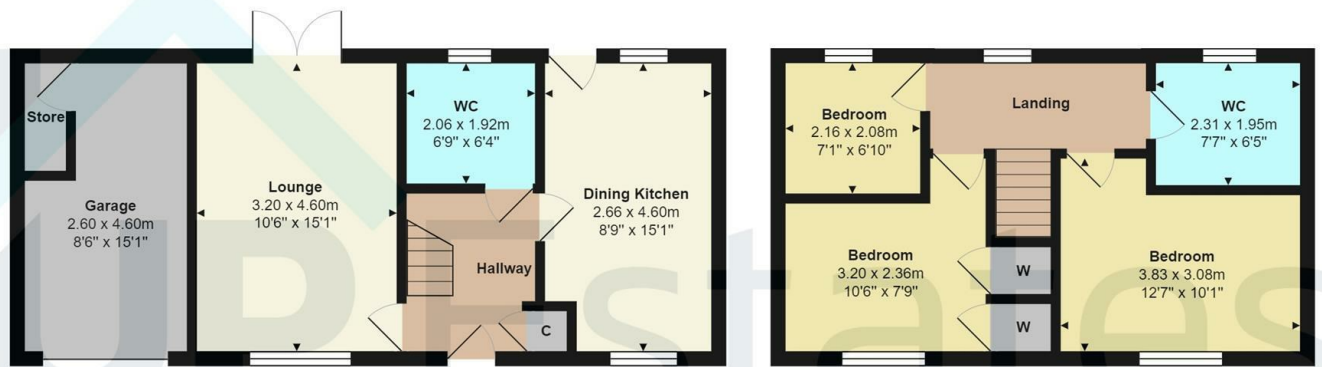
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Two Yard Lane, Nuneaton





Total Area: 76.8 m² ... 827 ft² inc all areas

All measurements are approximate and for display purposes only

CONTACT

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