



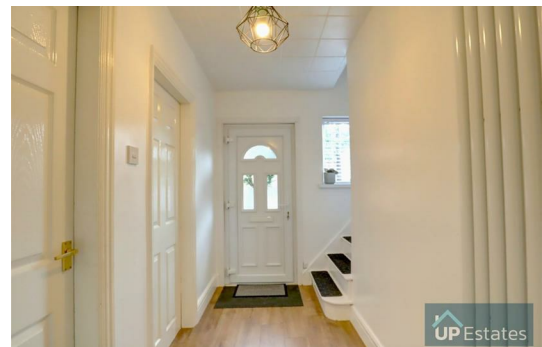
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3 Bedroom House - Semi-Detached
located on Earls Road, Nuneaton
£235,000

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****NO CHAIN!**** ****Check out the REAR GARDEN!**** Well maintained semi detached home, situated along this highly sought after tree lined road just a short distance from the town centre on this traditional and highly regarded road. The property occupies a lovely plot, with an elevated position, and benefits from gas fired central heating and upvc double glazing. In brief the property comprises: hallway, front and rear lounges, kitchen, landing, three good sized bedrooms and bathroom, with a loose stone fore garden and good sized rear garden. EPC rating D63

Front Reception Room

10'11" x 13'3"

Having central heating radiator and uPVC double glazed bay window to the front.

Rear Reception Room

14'4" x 10'11"

Having central heating radiator and uPVC double glazed window to the rear.

Kitchen

10'0" x 10'11"

Having a range of fitted wall and base units with work surfaces over and tiled splash backs, inset one and half bowl sink with mixer tap, integrated oven with electric four ring hob over, extractor fan, space and plumbing for washing machine, space for further appliances, further storage cupboards, uPVC double glazed window to the rear and obscure uPVC double glazed side exit door.

Landing

Having uPVC double glazed window to the front, loft access and doors to:

£235,000

- NO CHAIN
- Traditional Semi Detached
- Three Bedrooms
- Superb Rear Garden
- Two Reception Rooms
- Downstairs WC
- Sought After Street & Amenable Location





Bedroom One

14'4" x 10'11"

Having central heating radiator, storage cupboard and uPVC double glazed window to the rear.

Bedroom Two

10'7" x 10'11"

Having central heating radiator and uPVC double glazed window to the front.

Bedroom Three

10'0" x 7'6"

Having central heating radiator, and uPVC double glazed window to the rear.



Bathroom

6'7" x 6'11"

Having a burgundy coloured suite comprising:- low level w.c., pedestal wash hand basin, corner bath, fully tiled walls, shaver point/light, vinyl flooring, central heating radiator and obscure uPVC double glazed window to the side.



Outside

To the front of the property is a loose stone fore garden, steps and pathway to entrance and a side timber gate leads to the rear. The good sized rear garden has a paved patio, loose slate and stone areas, lawn with paved path and rear vegetable patch section - truly a beautiful space.

PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1044.00 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.

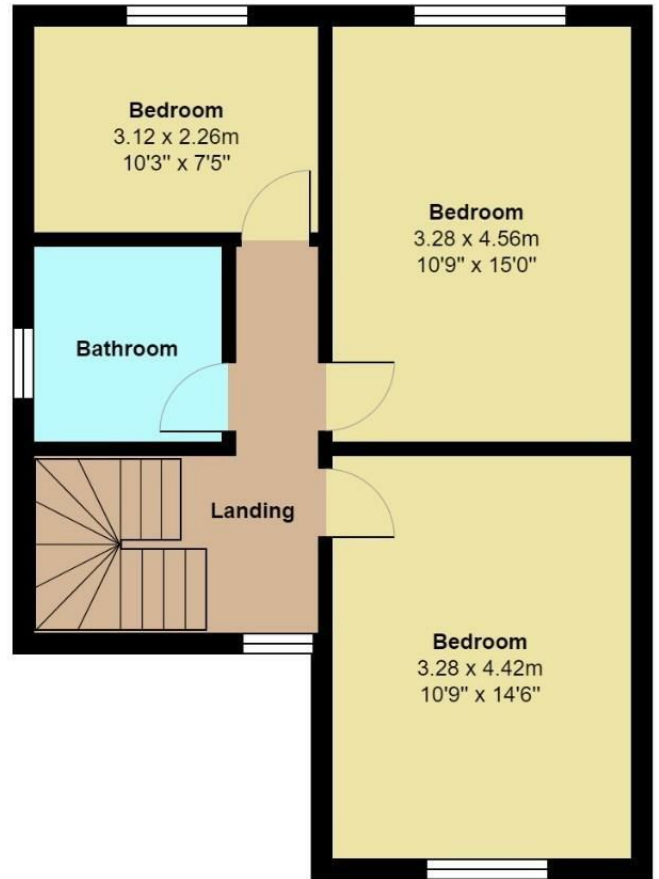
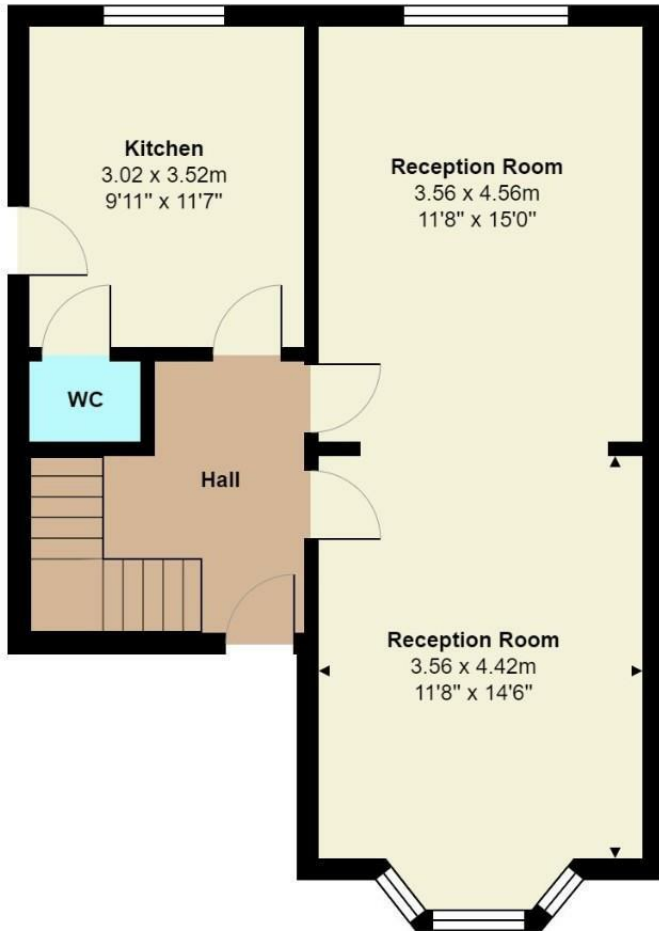
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Earls Road, Nuneaton





Total Area: 97.0 m² ... 1044 ft² (excluding wc)

All measurements are approximate and for display purposes only

CONTACT

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