

4 Bedroom Bungalow - Detached
located on Bulkington Lane,
Nuneaton
£625,000

UP Estates



****LOOKING FOR A READY TO MOVE INTO, SPACIOUS BUNGALOW IN ONE OF NUNEATONS PREMIERE ROADS**** Circa 1500 sq ft of accommodation is on offer with this rare and exciting opportunity to purchase this renovated, extended four bedroom detached bungalow, which has a host of features throughout, including externally: Set back position with ample parking for multiple vehicles, mature and expansive rear garden with large patio terrace, lawn and access to a tandem style garage with electric door, offering superb storage and security. Internally the property benefits from an open plan kitchen diner with bi-folding doors to garden, en-suite to principal bedroom and internal oak doors throughout as well as being finished to a high spec throughout. CHECK OUT THE FLOORPLAN to appreciate the sprawling accommodation on offer, and ready to move into with the rare benefit of NO UPWARD CHAIN.

PROPERTY INFORMATION SUMMARY

Council Tax Band: E

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1511.00 sqft

Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

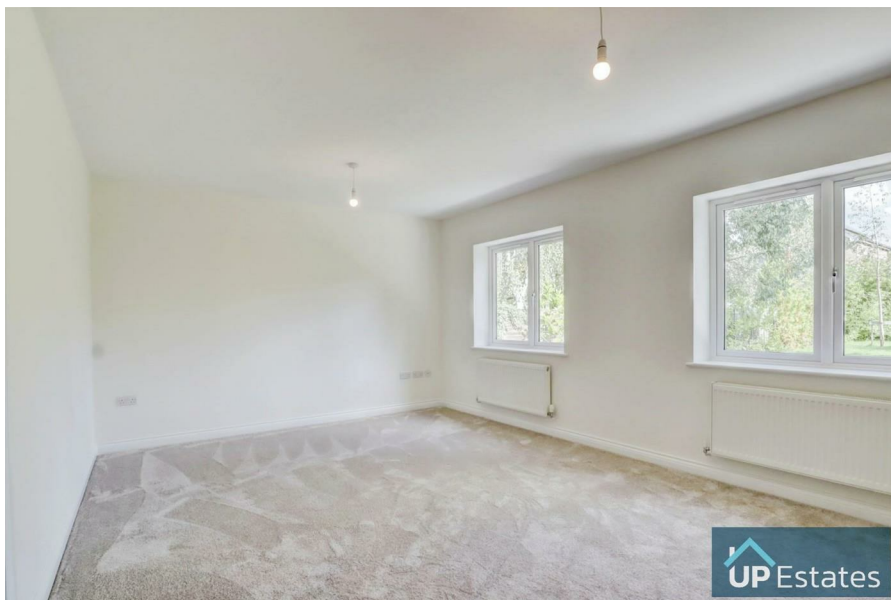
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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- NO CHAIN
- FANTASTIC PLOT, SUPERB REAR GARDEN
- EXTENDED DETACHED SINGLE FLOOR BUNGALOW
- HIGH SPECIFICATION THROUGHOUT
- FOUR BEDROOMS (ONE EN-SUITE)
- OPEN PLAN KITCHEN DINER
- LOUNGE TO REAR WITH GARDEN VIEWS
- TANDEM STYLE LARGER GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- ONE OF NUNEATON'S MOST SOUGHT AFTER ROADS

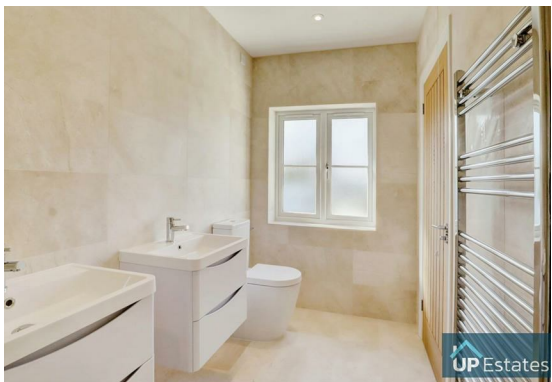




clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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 contract 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.





Bulkington Lane, Whitestone, Nuneaton





CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

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

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