

**3 Bedroom House - Semi-Detached**  
**located on Chaser Mews, Nuneaton**  
**£215,000**

**UP Estates**

**\*\*WOW - VALUE FOR MONEY - 3 BEDS, 2 BATHROOMS + WC - QUIET POSITION OPPOSITE GREEN RESERVE - TWO ALLOCATED PARKING SPACES\*\***

Welcome to this property on Chaser Mews in the vastly improved suburb of Camp Hill in Nuneaton. Built less than 10 years ago, and with the benefit of modern fixtures, fittings and build design. Upon arrival, you'll be greeted by a charming frontage, featuring a paved pathway leading to the entrance, complemented by bark-covered areas with maturing shrubs. The picturesque setting offers a tranquil escape from the hustle and bustle of everyday life.

Inside, the property comprises an inviting hallway, a convenient guest cloakroom, a spacious lounge/diner, and a well-appointed breakfast kitchen. Upstairs, you'll find three bedrooms, including a master with an en-suite shower room, and a family bathroom.

The rear garden is a delightful retreat, with a paved patio, a pathway, additional patio area, a lawn with inset lighting, and a cold water tap. It is bordered by fencing and features a motion-activated security light, and a rear gate leading to two allocated parking spaces accessed off Queen Elizabeth Road.

Located at the head of a quiet cul-de-sac just off Queen Elizabeth Road, this home offers a perfect blend of modern living and peaceful surroundings. Don't miss the opportunity to make this wonderful property your own.



### **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.

**£215,000**

- Modern Style Semi Detached
- Three Bedrooms (One En-Suite)
- Dedicated Rear Parking
- Picturesque Front View
- Downstairs WC
- Excellent Plot & Rear Garden
- Nearby Nature Reserves
- Sought After Location





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

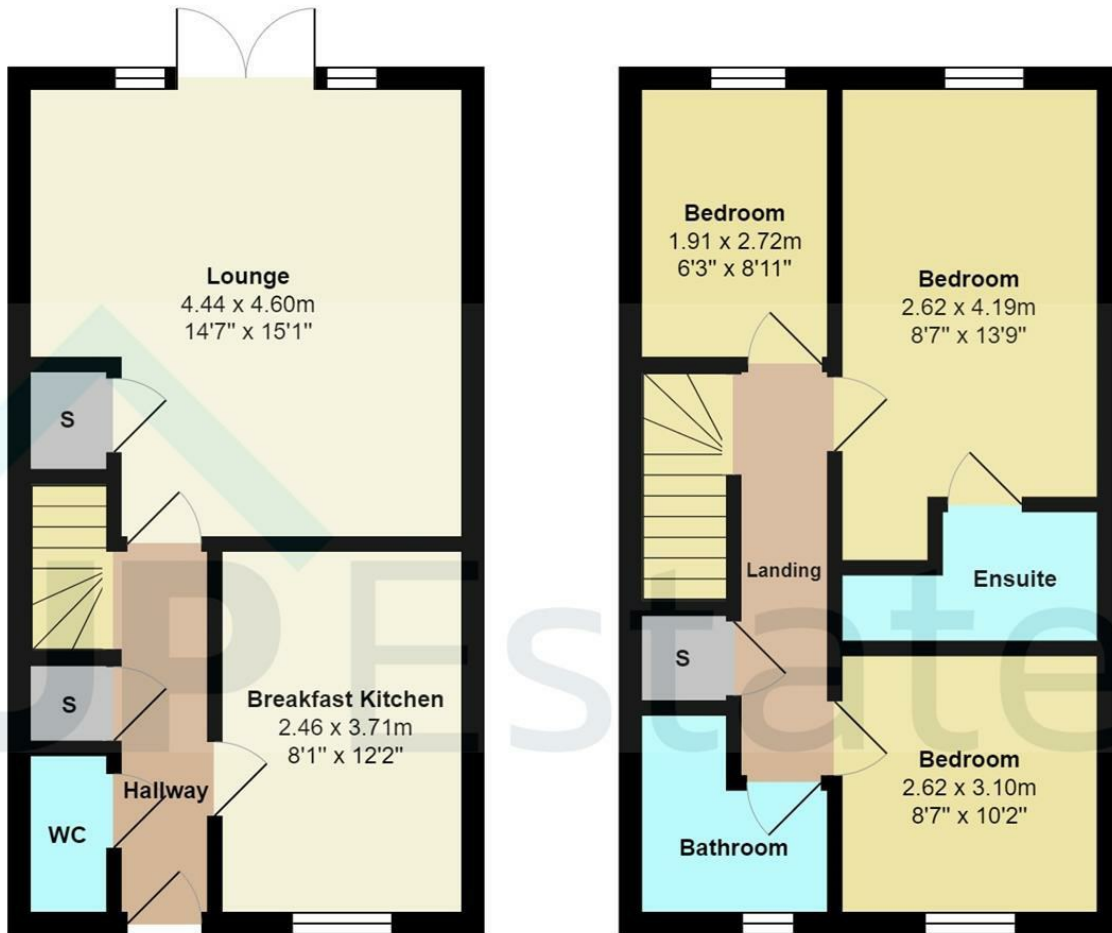






Chaser Mews, Nuneaton





Total Area: 76.0 m<sup>2</sup> ... 819 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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