

**5 Bedroom House - Detached**  
**located on Tiverton Drive, Nuneaton**  
**£450,000**

**UP Estates**





5



2



3



C

**\*\*EXTENDED, DETACHED FAMILY HOME - GOOD DECORATIVE STANDARD THROUGHOUT - FIVE UPSTAIRS BEDROOMS - THREE DOWNSTAIRS RECEPTION ROOMS - FLEXIBLE TANDEM STYLE GARAGE/WORKSHOP\*\*** Ready to move into, and at the arguably more sought after "bottom end" of Horeston Grange, nearby to Nuneaton Train Station, Higham Lane, and access to the town centre. CHECK OUT THE FLOORPLAN to appreciate the layout and accommodation on offer, which must be viewed in person to appreciate fully the accommodation on offer. Featuring a refitted downstairs WC, utility room with side access to the garden and principal bedroom with spacious ensuite and fitted wardrobes, this is a fantastic home that ticks a lot of boxes!

#### PROPERTY INFORMATION SUMMARY

Council Tax Band: E

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1875.00 sqft

Heating System: Gas Central Heating

#### IMPORTANT NOTE TO PURCHASERS

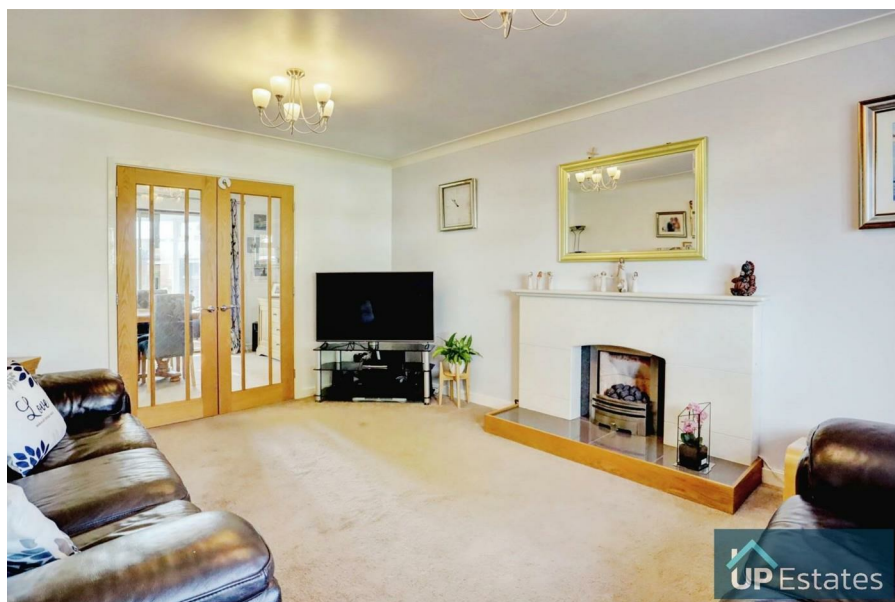
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

**£450,000**

- LOVELY CONER PLOT
- EXTENDED DETACHED RESIDENCE
- FIVE UPSTAIRS BEDROOMS
- THREE DOWNSTAIRS RECEPTION ROOMS
- SOUGHT AFTER HORESTON GRANGE LOCATION
- PRIVATE, PART WALLED REAR GARDEN
- REFITTED BREAKFAST KITCHEN
- VERSATILE TANDEM GARAGE/WORKSHOP
- GOOD DECORATIVE CONDITION THROUGHOUT
- NEARBY TO NUNEATON TRAIN STATION & SOUGHT AFTER SCHOOLS



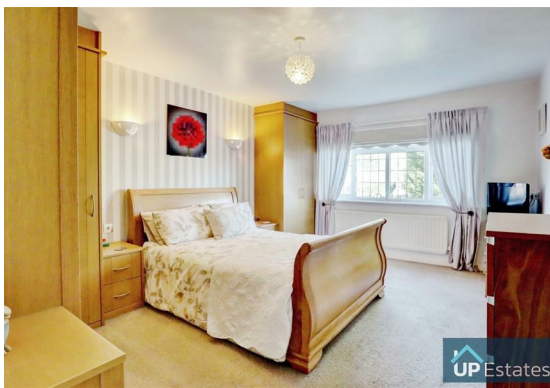


clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.









Tiverton Drive, Nuneaton







Total Area: 174.2 m<sup>2</sup> ... 1875 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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