



3 Bedroom House - End Terrace
located on Arbury Road, Nuneaton
£160,000

UP Estates



****NO CHAIN - TRADITIONAL STYLE END TERRACE - THREE BEDROOMS - GATED PARKING ACCESS TO REAR - DOWNSTAIRS WC & UPSTAIRS BATHROOM****

Good opportunity for first time purchase, buy to let investment or downsize via this end terrace home in the highly amenable road in Stockingford, nearby to a host of shops, schools and public transport links, as well as being within close commute of George Elliott hospital. CHECK OUT THE FLOORPLAN to appreciate the accommodation on offer, which has rare to the area benefits of three bedrooms, downstairs WC, upstairs bathroom and two reception rooms. Ready to purchase immediately, give us a call asap to arrange your viewing

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.

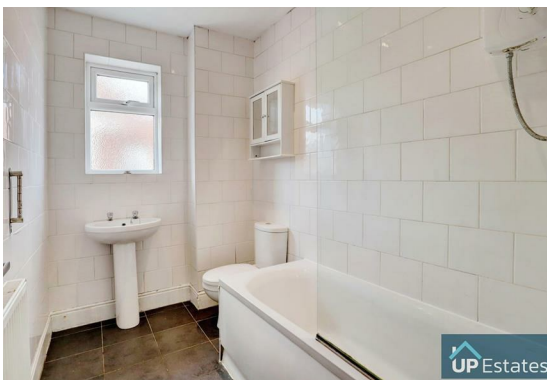
£160,000

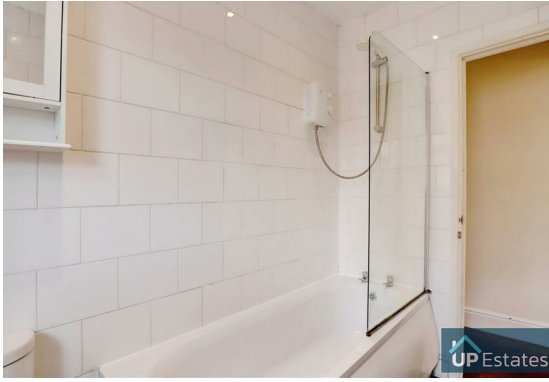
- NO CHAIN
- THREE BEDROOMS
- TRADITIONAL STYLE END TERRACE
- OFF ROAD GATED PARKING FACILITY TO REAR
- DOWNSTAIRS WC
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS





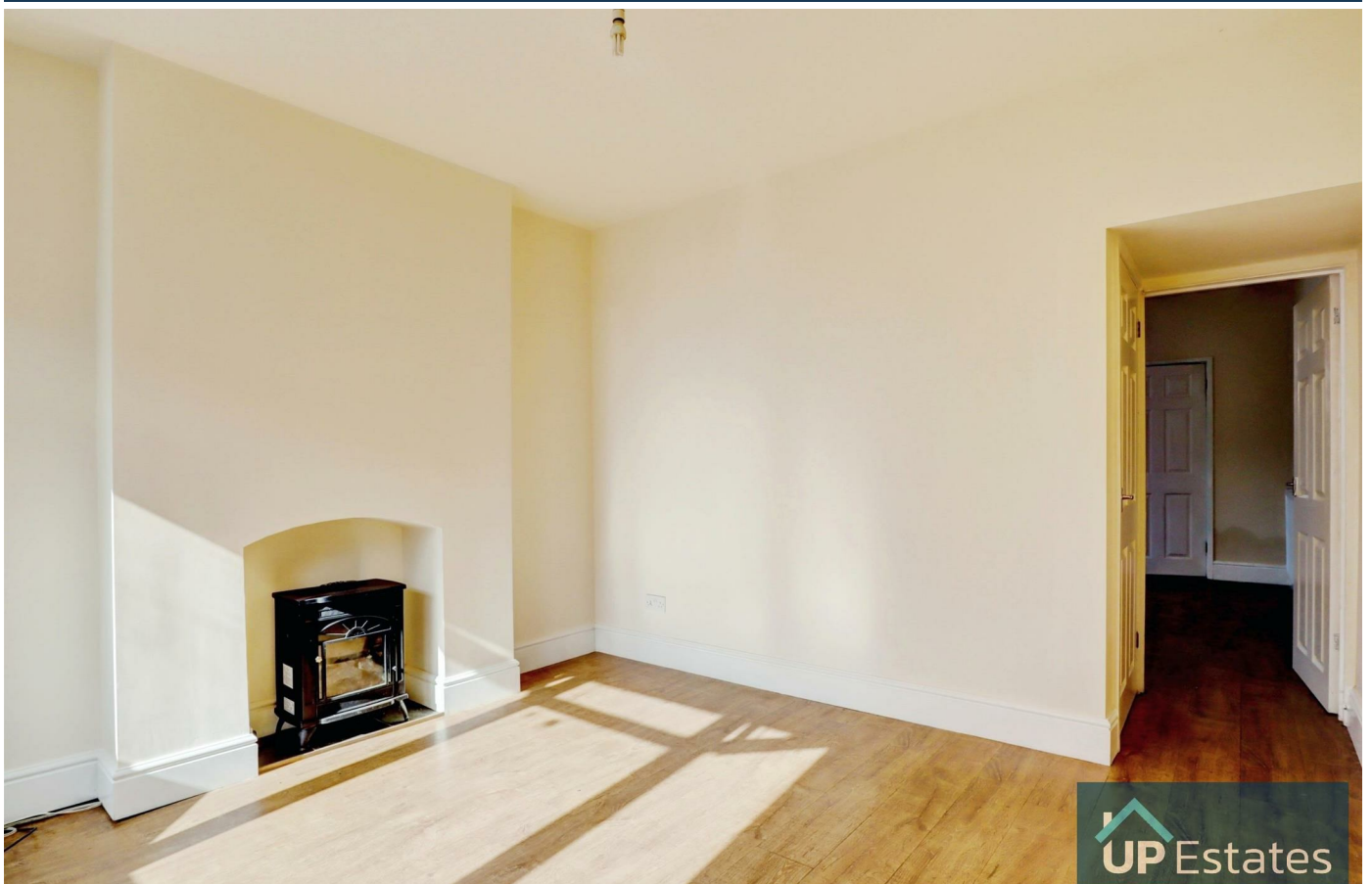
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

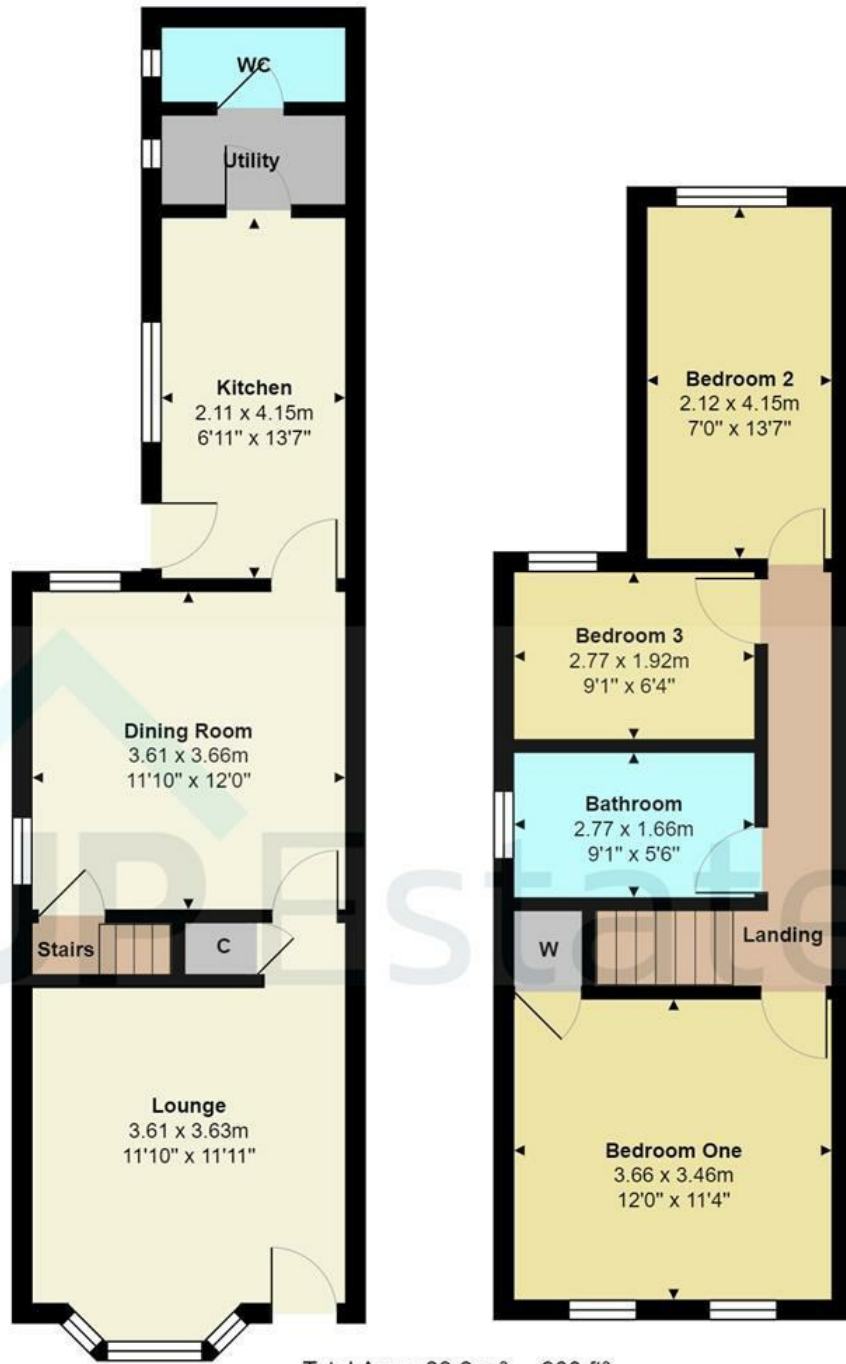






Arbury Road, Nuneaton





Total Area: 83.6 m² ... 900 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

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

UP Estates