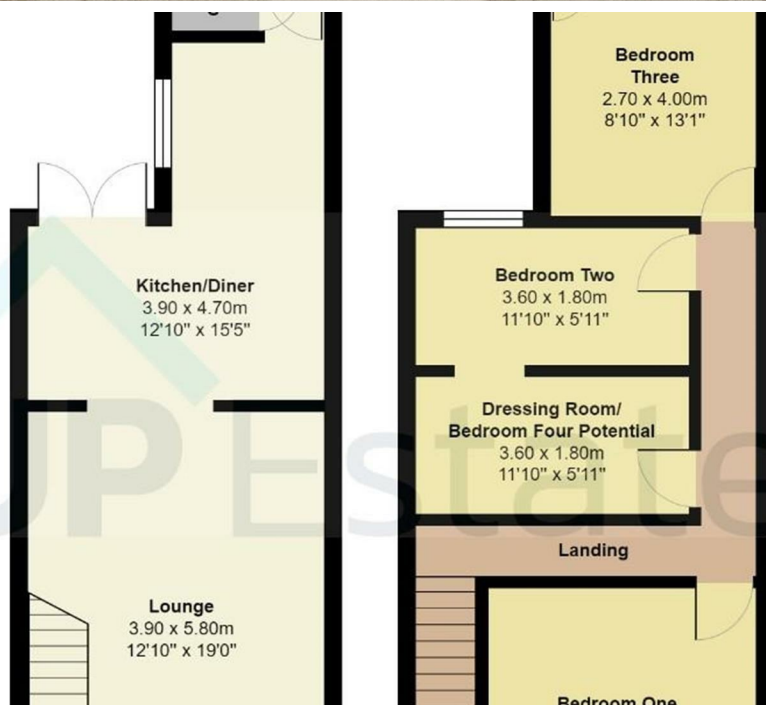




UP Estates



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3 Bedroom House - Terraced
located on Coleshill Road,
Nuneaton
£159,950

UP Estates



****NO CHAIN - OVER 1,000 SQ FT OF ACCOMODATION - THREE/FOUR BEDROOMS - AMENITIES APLENTLY - CHECK OUT THE FLOORPLAN**** Here is a superb opportunity to purchase a spacious terrace home, located in Chapel End, nearby to Hartshill Hayes Country Park, schools and a host of shops and bus routes, as well as useful backroads into Coventry or Birmingham airport. All measurements and layout are on the floorplan - call us now to arrange your viewing!

PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: North Warwickshire

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: E

Approx. Total Floor Area: 1076.39 sqft

Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

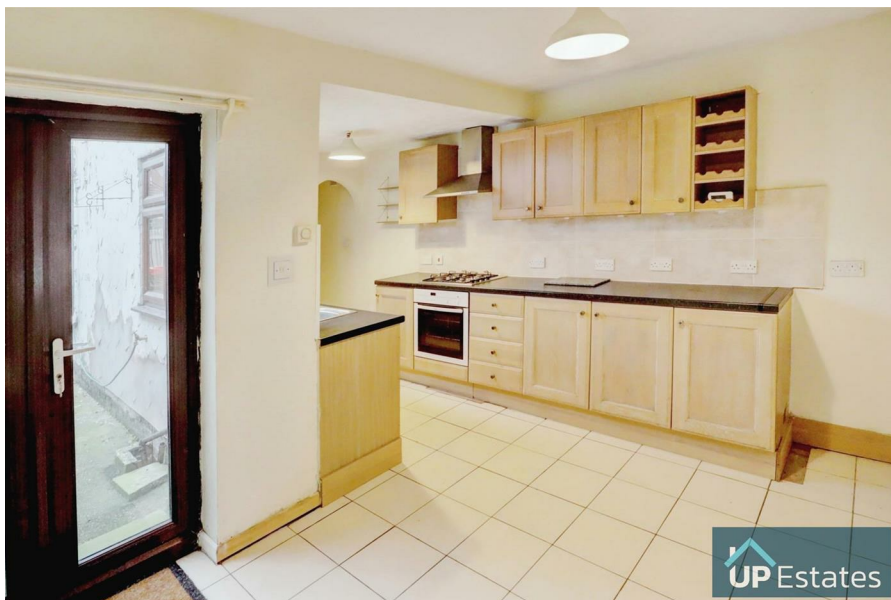
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

£159,950

- NO CHAIN
- SPACIOUS TERRACE
- THREE/FOUR BEDROOMS
- OVER 1,000 SQ FT OF ACCOMODATION
- LOUNGE DINER
- SOUGHT AFTER SPOT NEARBY TO HARTSHILL HAYES & PLETHORA OF AMENTIES
- CHECK OUT THE FLOORPLAN!





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

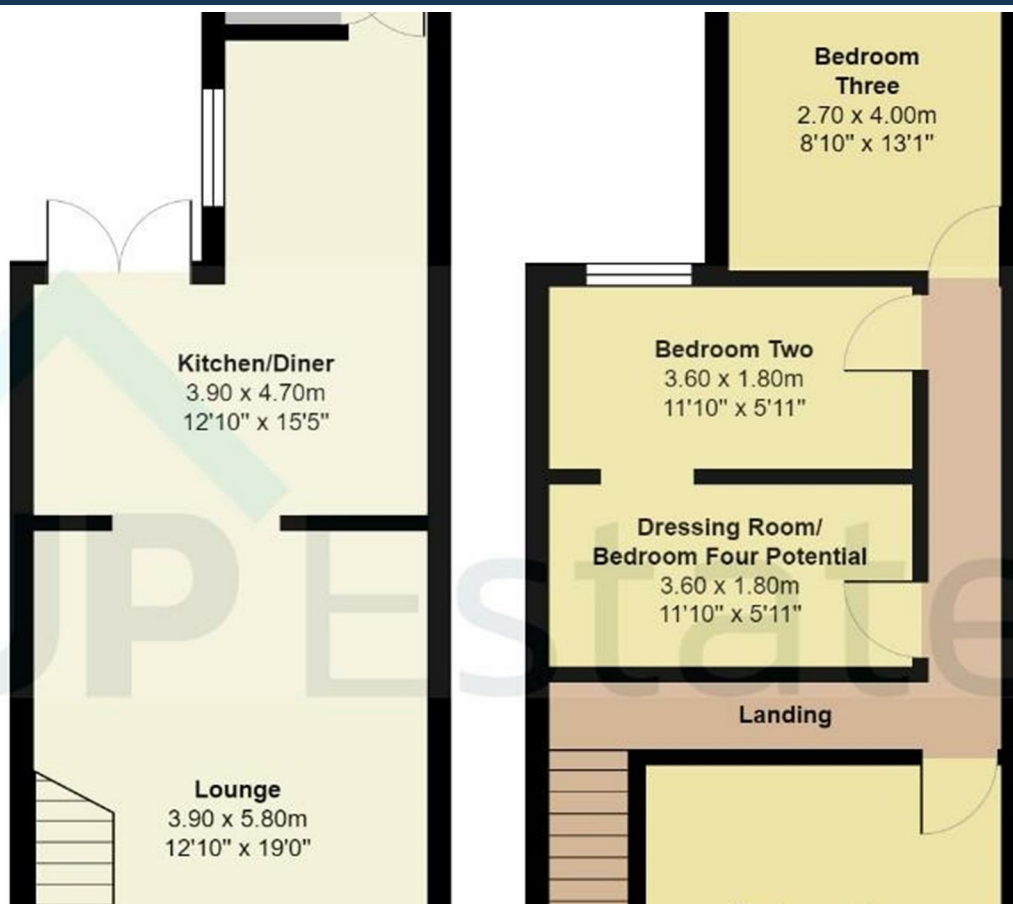
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Coleshill Road, Nuneaton





Total Area: 97.0 m² ... 1044 ft²

All measurements are approximate and for display purposes only

CONTACT

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CV11 5QJ

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T: 024 7771 0790

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