



2 Bedroom Cottage

located on Higham Lane, Nuneaton

£335,000

UP Estates



****RARE OPPORTUNITY - DETACHED HISTORIC COTTAGE - GATED FRONTAGE & AMPLE PARKING - LOVELY GARDENS FRONT AND REAR - VERY DESIRABLE STREET & SCHOOL CATCHEMENT LOCATION**** Not often you find a property with history, and charm like this in the school catchment for Higham Lane and the nearby primary schools. Situated on a lovely plot, with sectional garden space, and ground floor layout that benefits from two reception rooms and a WC. Having undergone refurbishment by the current owners since occupation, including a refitted bathroom, kitchen, real wood flooring to the lounge, and landscaping to the gardens, this home is ready to move into! Call us to arrange your viewing now!

PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: E

Approx. Total Floor Area: circa 81m² + outbuildings

Specification Finishes of Note: Real wood flooring to certain rooms

Outside Space Brief Description: Patio, east facing garden with gazebo & stocked borders, south facing with shed & decking

Selling Vendors Onward Position: Buying On

Heating System: Gas Fired Central Heating

Boiler Location: 1st floor eaves storage - easily accessed

Consumer Unit/ Fuse Box Location: Under stairs in entrance hall, installed 4 years ago

Loft Hatch Location & Loft Boarding etc Info: Located in bathroom, insulated loft but not full height

Type of Windows: Double Glazed

Garden Orientation: East Facing and South facing

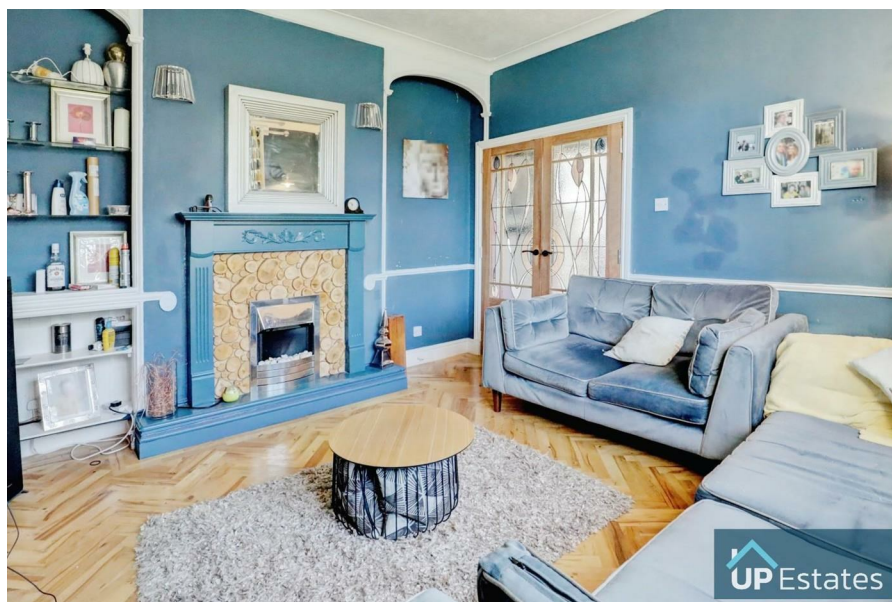
Any Rights of Way: N/A

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

£335,000

- CHARACTER COTTAGE
- DETACHED RESIDENCE
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM + DOWNSTAIRS WC
- REFITTED KITCHEN
- TWO DOWNSTAIRS RECEPTION ROOMS
- GATED FRONTAGE, PARKING FOR MULTIPLE & LARGER VEHICLES
- SOUGHT AFTER SCHOOL CATCHEMENT LOCATION
- NEARBY TO NUNEATON TRAIN STATION
- UNIQUE PROPERTY IN THIS LOCATION





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.

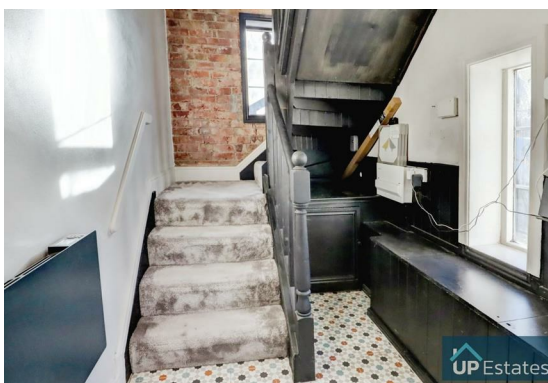
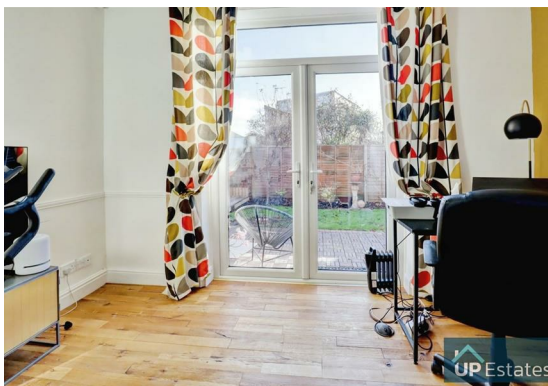
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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 contract through the conveyances and as the marketing estate agent none of our particulars or



conversations are legally binding, only the legal solicitor paperwork.

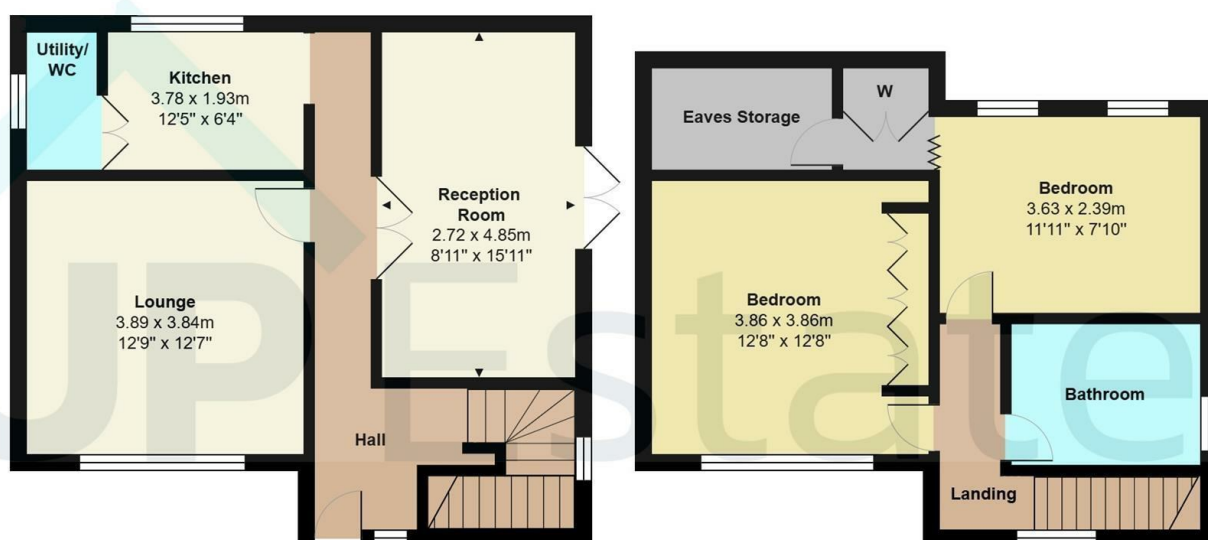
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Higham Lane, Nuneaton





Total Area: 80.3 m² ... 864 ft²

All measurements are approximate and for display purposes only

CONTACT

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