

3 Bedroom House - Semi-Detached
located on Ashtree Close, Nuneaton
Offers Over £280,000

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3



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1



B

Offers Over £280,000

- MODERN STYLE SEMI DETACHED
- THREE BEDROOMS (ONE EN-SUITE)
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LANDSCAPED NON OVERLOOKED (RARE!) REAR GARDEN
- SUMMERHOUSE WITH ELECTRIC
- GARAGE WITH ELECTRIC & PITCHED ROOF
- QUIET CUL DE SAC POSITION
- SOUGHT AFTER ESTATE OFF LONG SHOOT
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC

****NOT LIKE ALL THE OTHER NEW BUILDS**** This property is a rare find, with a landscaped rear garden that not only boasts a summerhouse fully equipped with electric and double opening doors BUT ALSO being non overlooked! There is a well proportioned lounge, lovely upgraded spec social open plan kitchen diner, and the advantage of two upstairs bathrooms (one en-suite) and downstairs WC. Located on one of Nuneaton's most sought after spots, this home has a nearby farm shop, coffee shop, as well as further restaurants and takeaways nearby, and additional schools, public transport links, green spaces with kids parks and access to the A5 road network.

Found to a good decorative standard throughout, early viewing is advised to ensure one does not miss out on this superb property suitable for first time buyers, those downsizing or families who want a few more boxes ticked!

PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: Built circa 2019

Council Tax Band: C

Local Authority: Nuneaton and Bedworth Borough Council

Tenure: Freehold

Maintenance or Service Charges: First Port (£69.71 bi-annually)

EPC Certificate Rating: B

Approx. Total Floor Area: 80m²

Specification Finishes of Note:

Outside Space Brief Description: Non overlooked rear garden with summer house, patio, laid lawn, fencing to boundaries and garage wall.

Selling Vendors Onward Position: Selling to buy onward

Heating System: Combi Gas Central Heating

Boiler Age: Installed circa 2019

Boiler Location: Kitchen

Consumer Unit/Fuse Box Location: Hallway

Loft Hatch Location & Loft Boarding etc Info: On landing, not boarded, no ladder

Type of Windows: Double Glazed

Garden Orientation: Southwest

IMPORTANT NOTE TO PURCHASERS





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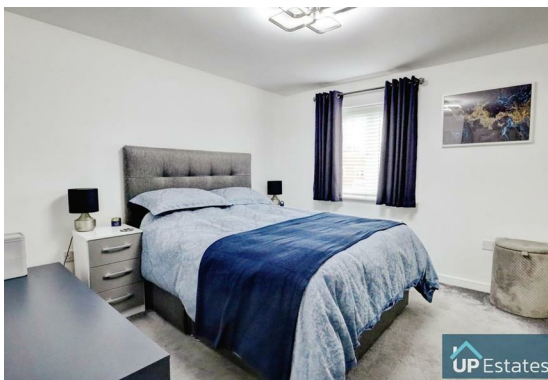
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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



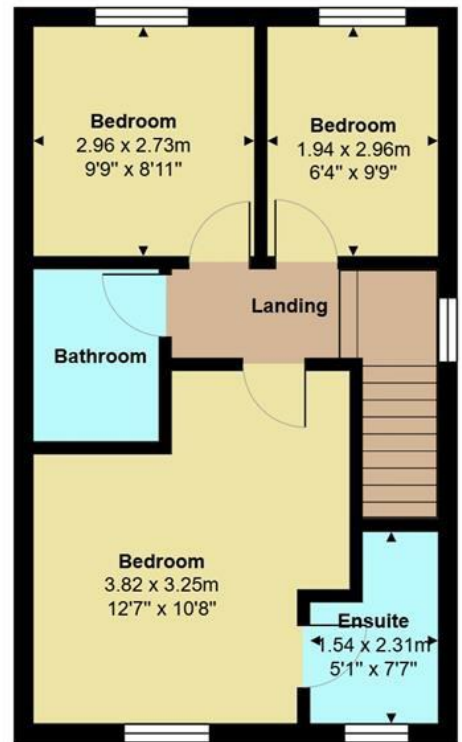
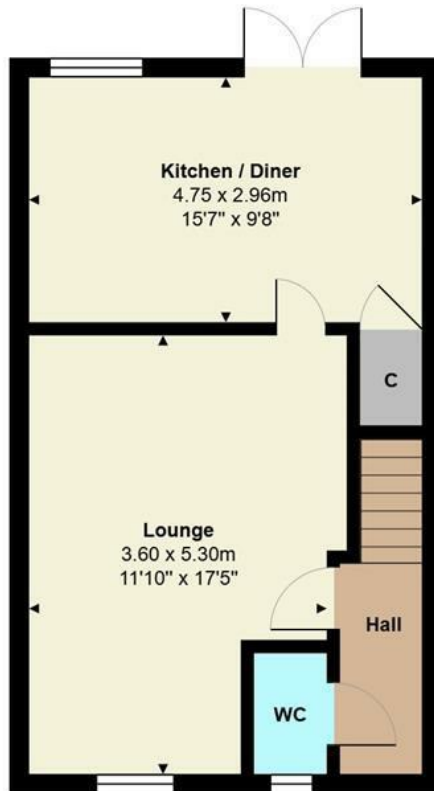
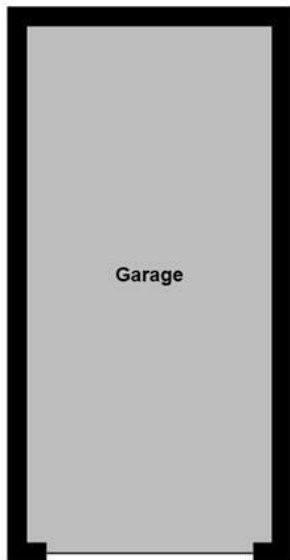
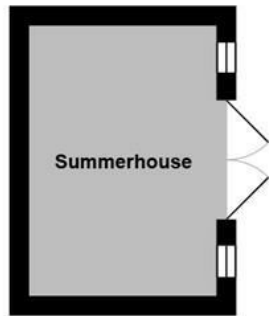
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Ashtree Close, Nuneaton





Total Area: 107.0 m² ... 1152 ft² inc garage

All measurements are approximate and for display purposes only

CONTACT

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