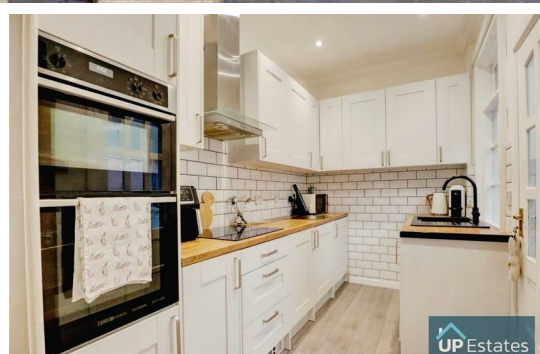




2 Bedroom House - End Terrace
located on School Road, Bulkington
£199,950

UP Estates



****TRADITIONAL END TERRACE - TWO DOUBLE BEDROOMS - UPSTAIRS BATHROOM - DOWNSTAIRS UTILITY & WC - GOOD REAR GARDEN WITH LARGE STYLE SHED - NEW ROOF FITTED 2021**** CHECK OUT THE FLOORPLAN on this one! This charming home is found in good decorative order throughout, and has a refitted kitchen in 2022 and gas fired combi boiler, as well as the benefit of a brick extended area with WC and plumbing for utility needs like a washing machine etc. This is a great opportunity whether you are a first time buyer, investor or looking for a downsize with convenience on the doorstep. Situated in the heart of Bulkington, the village shops, pubs and rec park are all within a minute or two walk, with on road parking available nearby, as well as schools and Bedworth train station a 5 min drive. Call us now to arrange your viewing. This property is marketed on behalf of a connected party of Up Estates.

PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

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

USEFUL MATERIAL INFORMATION:

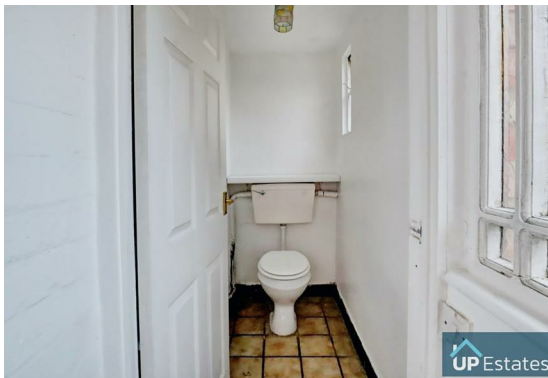
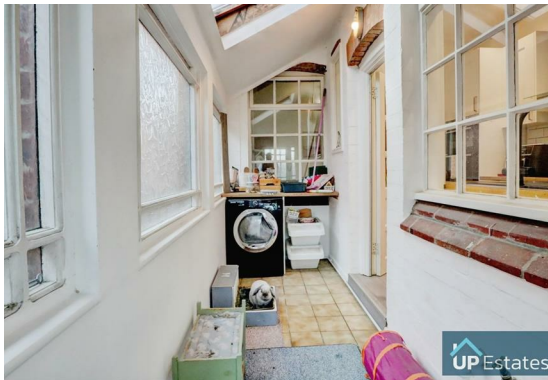
Approximate Age of the Property: circa 1900
Council Tax Band: A
Local Authority: Nuneaton & Bedworth Council
Tenure: Freehold
Maintenance or Service Charges: N/A
EPC Certificate Rating: TBC
Approx. Total Floor Area: circa 875 sq ft or 82msq
Specification Finishes of Note: Kitchen refitted circa 2022, new roof fitted to main house and garden shed 2021
Outside Space Brief Description: Small front courtyard, side elevation access to the rear garden and rear garden with shed
Selling Vendors Onward Position: Buying on, vacant no chain property had offer accepted on
Heating System: Gas fired central heating
Boiler Age: Circa 10 years old
Boiler Location: Upstairs bathroom cupboard
Consumer Unit/ Fuse Box Location: Stairs
Loft Hatch Location & Loft Boarding etc Info: Front bedroom inside built in cupboard

IMPORTANT NOTE TO PURCHASERS

£199,950

- TRADITIONAL END TERRACE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- DOWNSTAIRS WC
- REFITTED KITCHEN
- CENTRAL BULKINGTON LOCATION
- PRIVATE GARDEN WITH GOOD SIZED SHED
- EXTENDED UTILITY ROOM WITH PITCHED ROOF
- NEW ROOF FITTED 2021





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.

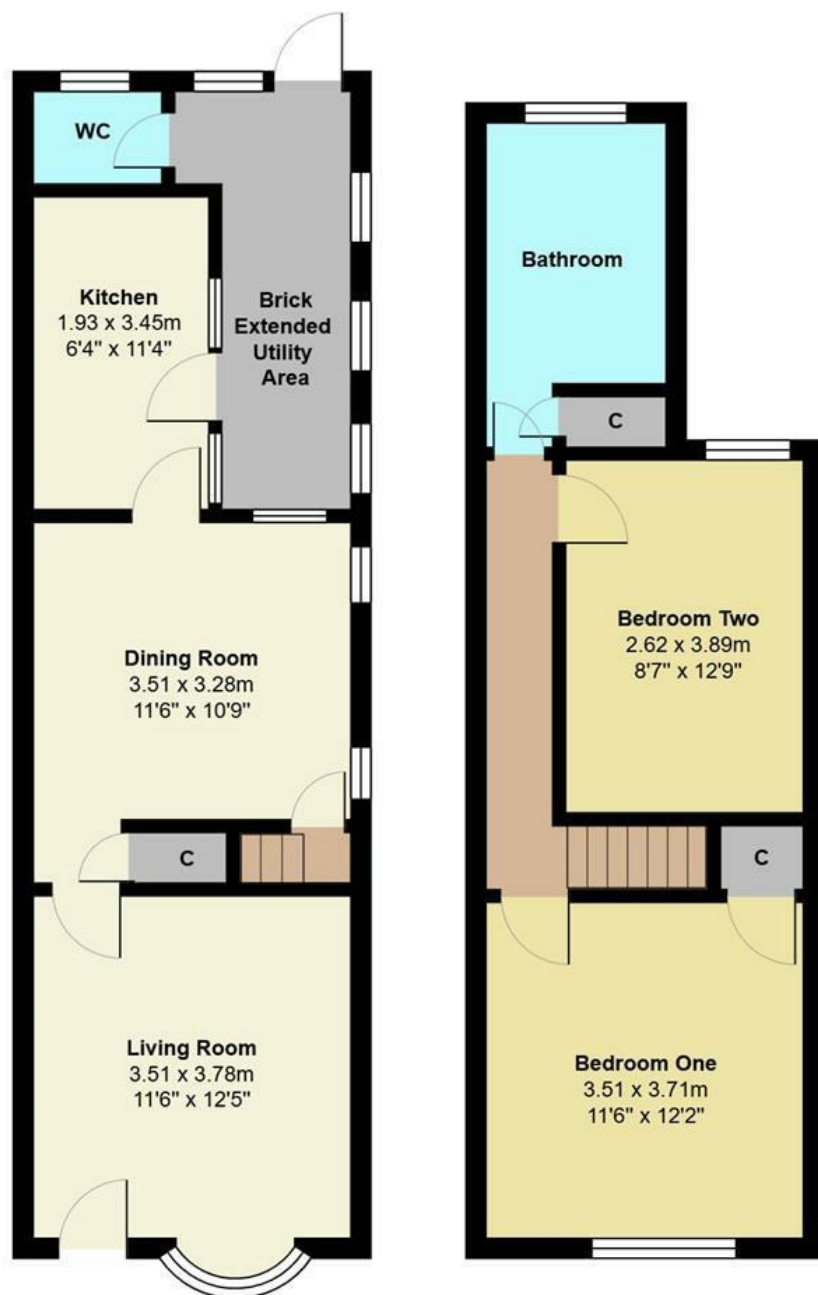
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





School Road, Bulkington, Bulkington





Total Area: 82.6 m² ... 889 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates