

4 Bedroom House - Detached
located on Hamlet Close, Nuneaton
£340,000

UP Estates



****SUPERB DETACHED FAMILY HOME - GOOD DECORATIVE ORDER THROUGHOUT - SUPERB LOUNGE/DINER WITH CONSERVATORY OFF - BATHROOM WITH SHOWER AND BATH - LOVELY FRONTAGE & AMPLE PARKING**** Located nearby to Nuneaton Golf Course and countryside walks, this is an excellent opportunity to acquire a family home, with a host of benefits throughout. CHECK OUT THE FLOORPLAN to appreciate the accommodation on offer, including four good sized bedrooms, a welcoming entrance hallway, downstairs wc and lovely conservatory leading into the well maintained and quite private rear garden. Location, spec, size and homely feel are all on offer - call us now to arrange your viewing.

PROPERTY INFORMATION SUMMARY

Approximate Age of the Property: 55 years built approx 1970

Council Tax Band: D

Local Authority: Nuneaton & Bedworth

Tenure: freehold

Maintenance or Service Charges: n/a

EPC Certificate Rating: TBC pending

Approx. Total Floor Area: circa 1,480 sq ft inc Garage & Conservatory

Outside Space Brief Description: ample frontage with with block paved drive way and grass section, rear south facing garden, decking and grass areas.

Selling Vendors Onward Position: actively seeking onward purchase

Heating System: Gas boiler

Boiler Age: installed 2009

Boiler Location: under stairs cupboard

Consumer Unit/Fuse Box Location: garage

Loft Hatch Location & Loft Boarding etc Info: landing, loft insulation

Type of Windows: Double Glazed

Garden Orientation: south

Any Rights of Way: N/A

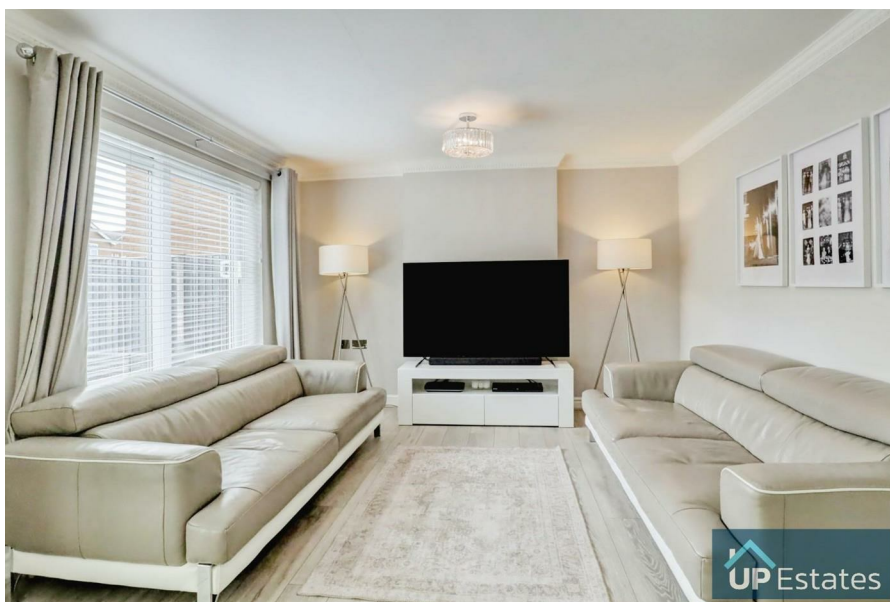
Miscellaneous Info: Fully alarmed

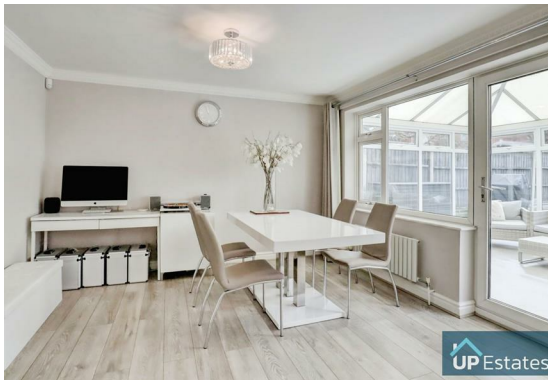
IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage

£340,000

- Detached Family Home
- Four Good Bedrooms
- Lovely Frontage, Ample Driveway Parking
- Sought After Whitestone Location
- Impressive Lounge/Diner with Conservatory off
- Downstairs WC
- Garage
- Spacious Bathroom
- Well Maintained Rear Garden





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.



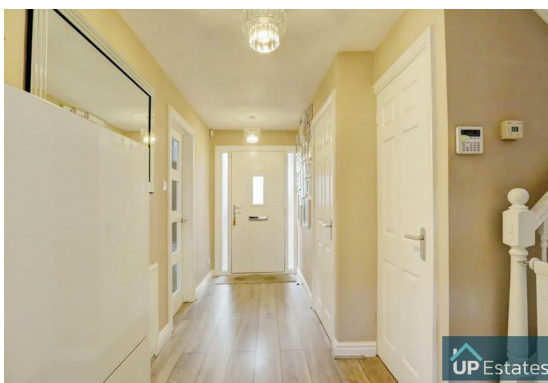
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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 contract through the conveyances and as the



marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

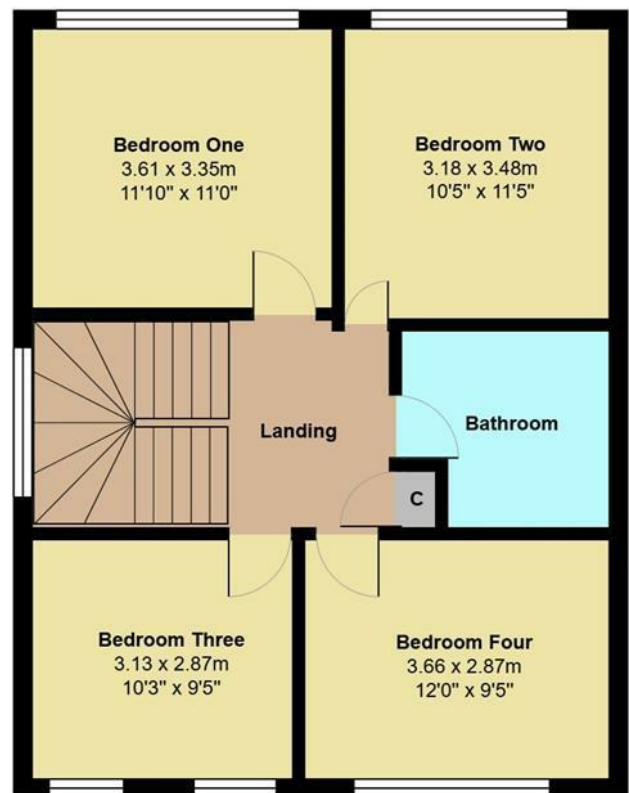
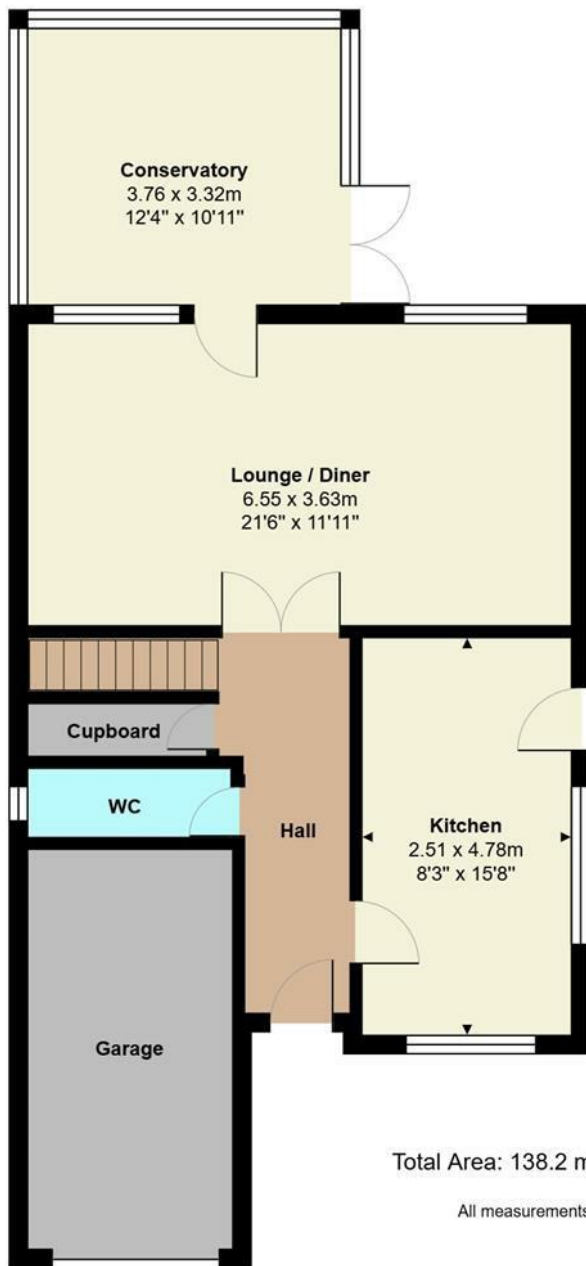
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Hamlet Close, Nuneaton





Total Area: 138.2 m² ... 1488 ft² inc Garage & Conservatory

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

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