



**2 Bedroom Bungalow - Semi
Detached**
located on Ansley Road, Nuneaton
£285,000

UP Estates



NO CHAIN **SPACIOUS BUNGALOW - RENOVATED AND READY TO MOVE IN - EXTENDED TO OVER 1,000 SQ FT LIVING ACCOMODATION + SUMMERHOUSE** Check out the floorplan on this one - ticks a lot of boxes! Situated on this sought after road, just on the edge of rolling Warwickshire countryside, is this vastly improved, extended and maintained home, which benefits from a host of features including: Lounge with Log Burner, good sized, maintained rear garden, bathroom with shower and separate bath, and the heart of the home in the open plan kitchen diner that leads to the conservatory. The summerhouse in the garden is of good proportion and sound build, and offers a lovely outlook to enjoy the garden and has flexible usage options. This property must be viewed to appreciate the size, spec and outlook on offer - call us now to arrange your viewing.

IMPORTANT NOTE TO PURCHASERS

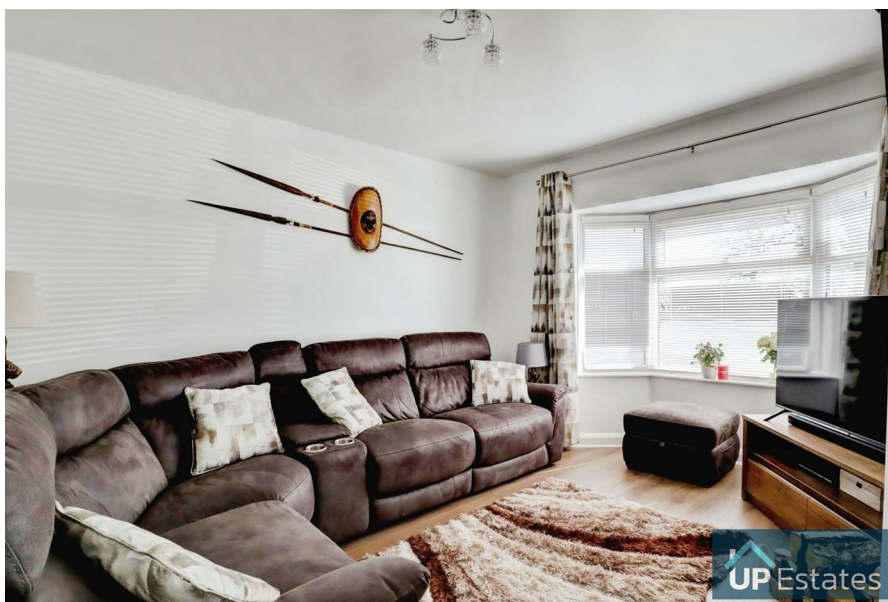
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

£285,000

- NO CHAIN - EXTENDED SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS (DRESSING ROOM OFF ONE)
- REFITTED, OPEN PLAN SOCIAL KITCHEN DINER
- DRIVEWAY PARKING FOR MULTIPLE/LARGER VEHICLES
- LOVELY REAR GARDEN WITH SUMMERHOUSE & SHED
- OPEN FIELD VIEWS TO FRONT ASPECT
- PUBLIC TRANSPORT LINKS ON THE ROAD
- REFITTED BATHROOM
- 2022 BUILD CONSERVATORY ONTO GARDEN
- HANDY UTILITY ROOM





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.





Ansley Road, Nuneaton





Total Area: 106.2 m² ... 1143 ft² inc Summer House

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

 **UP** Estates