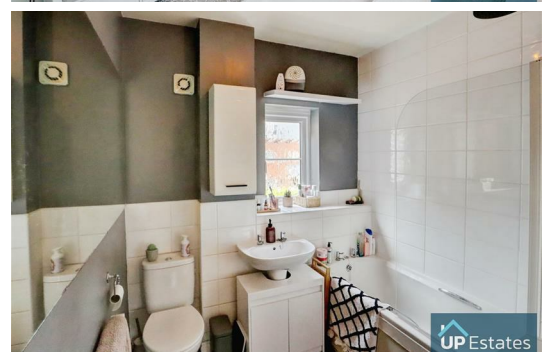
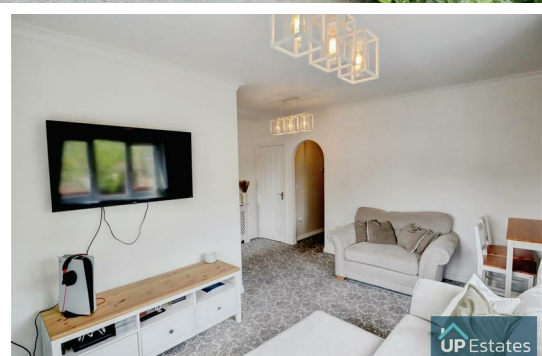




2 Bedroom Maisonette
located on Templar Drive, Nuneaton
£165,000

UP Estates



****SAFETY & SECURITY - LIKE A BUNGALOW WITHOUT THE PRICE TAG! - TOP FLOOR MASONETTE STYLE APARTMENT - REFITTED KITCHEN - AIRY & SPACIOUS LANDING - LOFT SPACE WITH INDEPENDANT ACCESS - TWO BUILT IN STORAGE CUPBOARDS**** If you are looking for something a bit different to the two up, two down terraces that dominate the surrounding locale, perhaps this is the one for you! Modern style, being built circa 2006, and with its own private, allocated parking space, this home is a fantastic place to live, that must be viewed to fully appreciate the accommodation within. The main bedroom features fitted wardrobes, and there is an initial entrance hall on the lower level upon entry, which is useful for shoe/pram/bike storage etc, and giving this property that bit extra more than a normal apartment.

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

£165,000

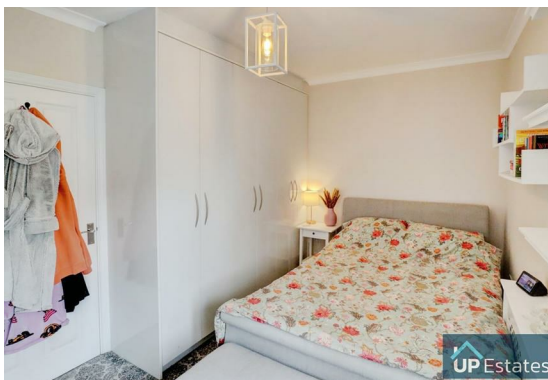
- STUNNING TOP FLOOR MASONETTE STYLE PROPERTY
- TWO BEDROOMS
- REFITTED KITCHEN
- COMBI BOILER INSTALLED CIRCA TWO YEARS AGO
- IMPRESSIVE LOUNGE RECEPTION ROOM
- ALLOCATED, PRIVATE CAR PARKING SPACE
- QUIET CUL DE SAC LOCATION
- SUPERB COMMUTER SPOT - FAST ROAD ACCESS TO NUNEATON & A444
- NEARBY PROXIMITY TO GEORGE ELLIOTT HOSPITAL
- LEASE OF circa 106 YEARS REMAINING





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.





Templar Drive, Nuneaton





Total Area: 66.2 m² ... 713 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates