



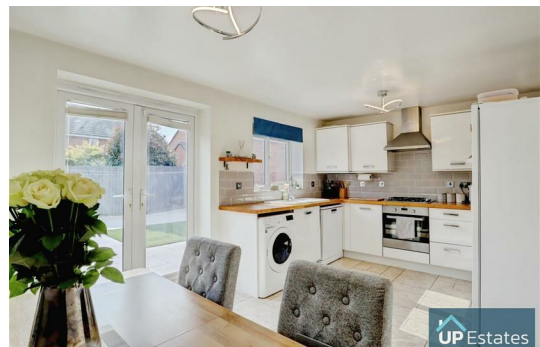
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3 Bedroom House - Detached
located on Feather Lane, Nuneaton
Offers Over £280,000

 UP Estates



Offers Over £280,000

- CONTEMPORARY DETACHED RESIDENCE
- THREE BEDROOMS (ONE EN-SUITE)
- DRIVEWAY & GARAGE PARKING
- LANDSCAPED, PRIVATE REAR GARDEN
- IMPRESSIVE LOUNGE
- SOCIAL OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- TWO UPSTAIRS BATHROOMS

****CONTEMPORARY DETACHED RESIDENCE - PRIVATE LANDSCAPED REAR GARDEN - DETACHED WITH THREE BEDROOMS - TWO UPSTAIRS BATHROOMS - DOWNSTAIRS WC - OPEN PLAN KITCHEN DINER - IMPRESSIVE LOUNGE**** This one is in a very handy location! Fancy a starbucks? Want to watch the latest movie with ice blast in hand? George Eliot Hospital is nearby too! All on the doorstep of Feather Lane, with excellent road links to M6, M69 and M1.

A great first time buy or starter family home this modern property, the accommodation in brief comprises entrance hallway, WC/guests cloak with white suite, spacious living room with feature fire surround housing electric fire, stairs to first floor, kitchen dining room with matching range of white wall and base units with wooden work tops, integrated oven, hob and extractor and French doors to the rear. To the first floor there are three double bedrooms, the main bedroom benefits from built-in wardrobes and has an en-suite shower room with a white two piece suite and shower enclosure with mains shower. There is a separate family bathroom comprising a white three pieces suite. Outside to the front the property is nicely positioned on entrance to this small modern development with a driveway providing parking for one car and access to a single garage. There is a private good sized garden to the rear mainly which has undergone landscaping in recent years.

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





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.





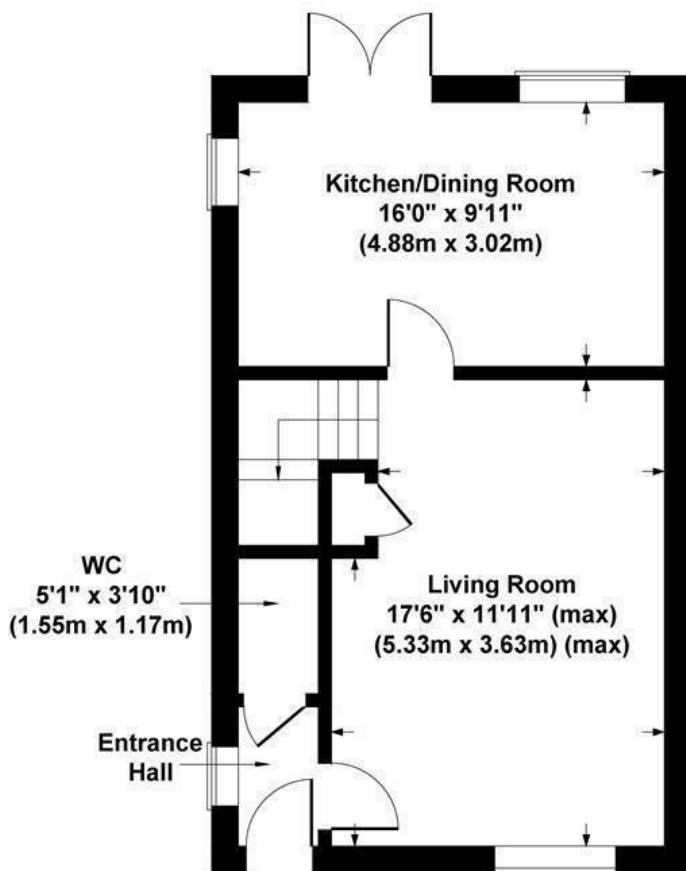
Feather Lane, Nuneaton



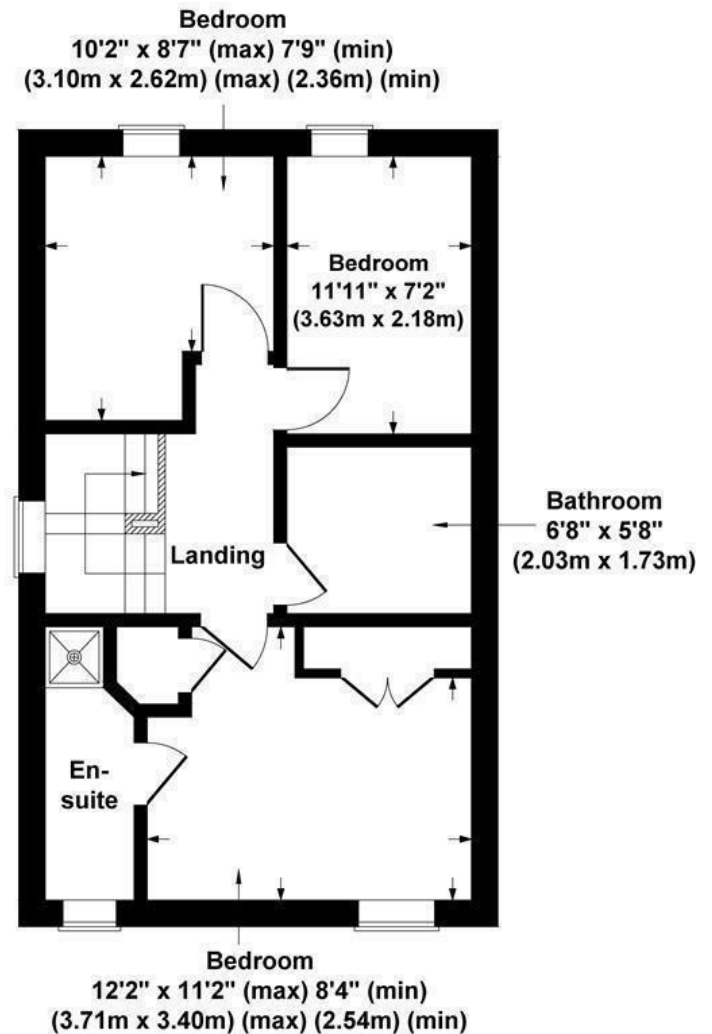
Feather Lane

Total Approx. 83.04 sq. metres (894 sq. feet)

Ground Floor
Total Approx. 41.52 sq. metres (447 sq. feet)



First Floor
Total Approx. 41.52 sq. metres (447 sq. feet)



CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

