

3 Bedroom House - Semi-Detached
located on Oakdene Crescent,
Nuneaton
£275,000

 **UP** Estates



£275,000

- EXTENDED SEMI DETACHED - JUST UNDER 1,000 SQ FT
- THREE BEDROOMS
- DOWNSTAIRS WC
- REFITTED BREAKFAST KITCHEN
- GREAT GARDEN PLOT
- SPACIOUS LOUNGE/DINER
- DRIVEWAY PARKING SIDE BY SIDE FOR TWO VEHICLES
- EPC RATING C70
- SINGLE GARAGE
- REFITTED BATHROOM

LOOK AT THE PLOT ON THIS ONE! **Extended Semi Detached - Three Bedrooms - Downstairs WC - Refitted Kitchen & Bathroom - Lounge with Multi Fuel Burner - Driveway with side by side parking + garage** Located at the bottom of a QUIET CUL DE SAC is this traditional style double bay fronted property, in the highly desirable Weddington area of Nuneaton with the benefits of nearby amenities, sought after schools and green open spaces. The property is found to a good decorative condition throughout, ready to move in, with the impressive breakfast kitchen featuring integrated appliances including a hot/boiling water tap and wine fridge, and also a handy downstairs WC. The south facing rear garden offers vast scope for garden room, further enhancement or an extension (subject to the required and necessary approvals). Call us to arrange your viewing soon!

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.

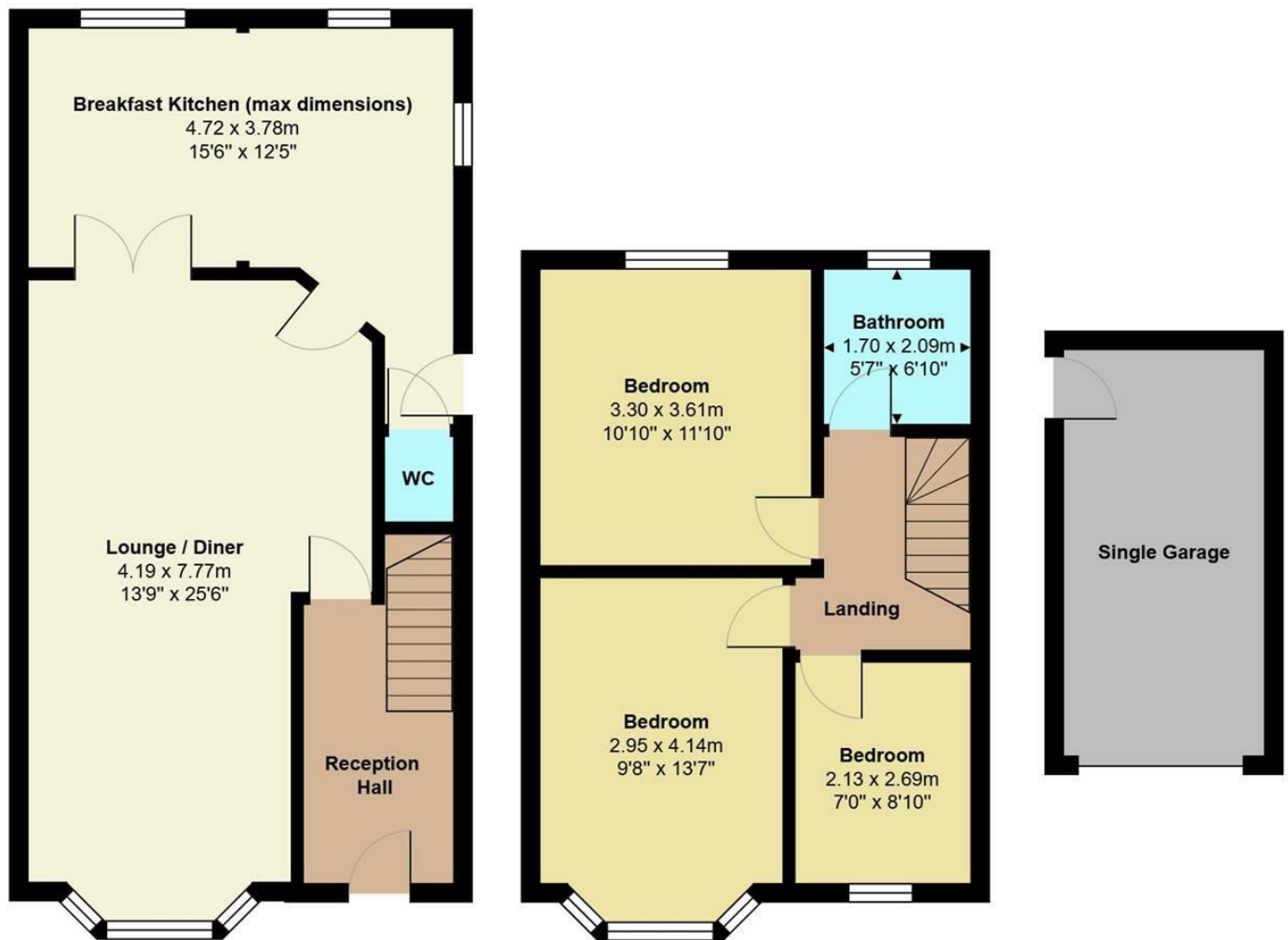
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Oakdene Crescent, Weddington, Nuneaton





Total Area: 90.9 m² ... 979 ft² excld garage

All measurements are approximate and for display purposes only

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