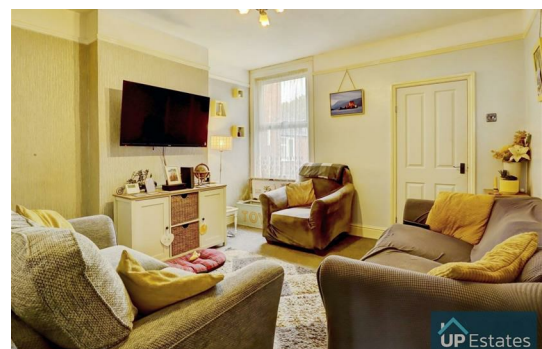




3 Bedroom House - Terraced
located on Camp Hill Road,
Nuneaton
£185,000

UP Estates



NO CHAIN is offered on this ****TRADITIONAL MID TERRACE - TWO RECEPTION ROOMS - PRIVATE REAR GARDEN - PLENTY OF AMENITIES & HARTSHILL HAYES COUNTRY PARK ON DOORSTEP**** This property offers excellent value for money, and has the huge benefit of an upstairs WC alongside the three bedrooms - which could even offer scope to being a shower room...

With nearby high school and multiple primary schools, as well as Triple AAA foodhall, multiple shops and a host of amenities nearby this home is one you could be happy in long term. CHECK OUT THE FLOORPLAN to appreciate the accommodation on offer, including a spacious main bedroom (with extra over the entry floorspace) and a pull on off road parking option. Call us today to arrange your viewing.

IMPORTANT NOTE TO PURCHASERS

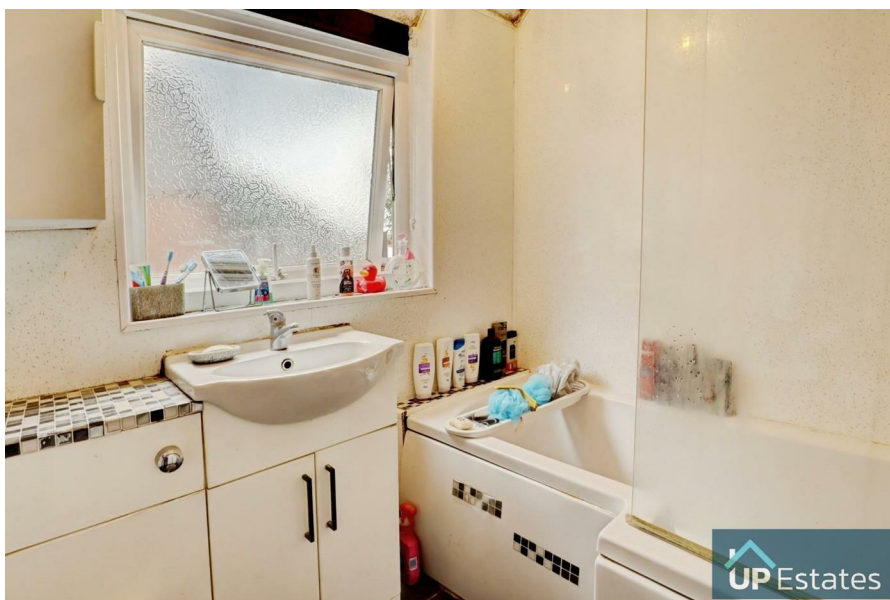
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

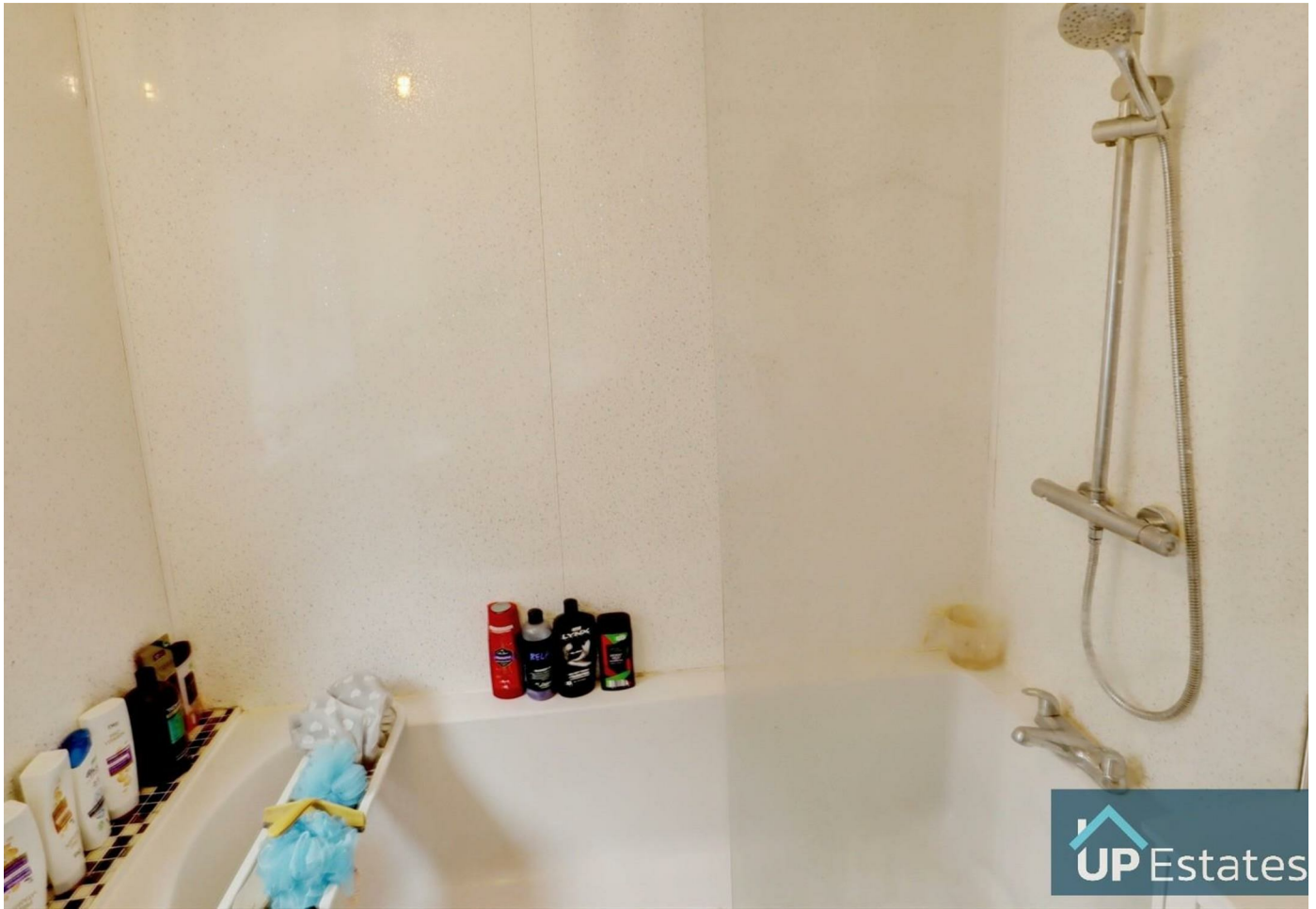
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

£185,000

- NO CHAIN
- TRADITIONAL BAY FRONTED TERRACE
- THREE BEDROOMS
- BATHROOM + UPSTAIRS WC
- PULL ON OFF ROAD PARKING
- TWO RECEPTION ROOMS
- NON OVERLOOKED REAR GARDEN
- NEARBY TO HARTSHILL HAYES COUNTRY PARK
- AMENITIES APLENTY NEARBY! COUNCIL TAX BAND A
- BUS ROUTE INTO TOWN CENTRE/GEORGE ELLIOTT HOSPITAL



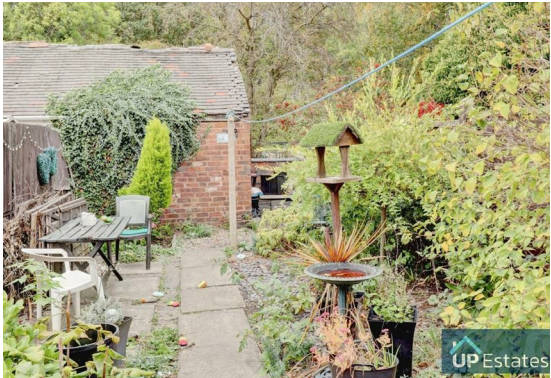


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.



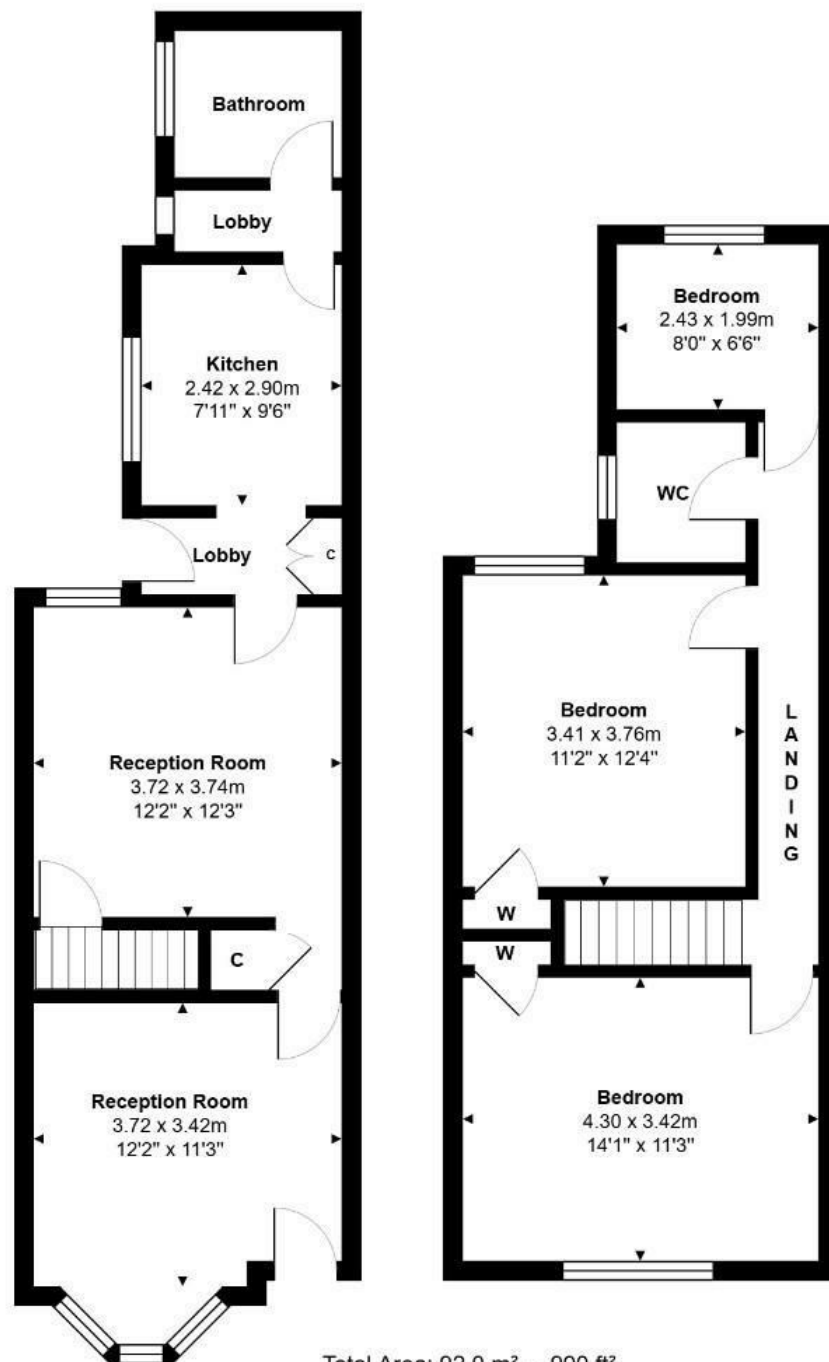
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Camp Hill Road, Chapel End, Nuneaton





Total Area: 92.0 m² ... 990 ft²

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