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**2 Bedroom Bungalow - Detached**  
**located on Old Forge Road, Fenny**  
**Drayton**  
**Guide Price £250,000**

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**\*\*NO CHAIN - DETACHED BUNGALOW - PRIME CENTRAL VILLAGE LOCATION - REQUIRES MODERNISATION - POTENTIAL FOR IMPROVEMENT\*\*** Situated in a highly sought-after area, this detached two bedroom bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property. The property does have lawn frontage which could provide further parking, or indeed the property overall could be extended to incorporate more floorspace (subject to planning approval and consents etc). Location wins the day with this bungalow, situated in this highly sought after village with the long established and highly regarded Redgate gastro pub nearby, as well as country walks, Bosworth battlefield and the nearby market towns of Nuneaton & Atherstone. The property is a prime spot, and offers a bit of history having been the village primary school many years ago!

### **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

## **Guide Price £250,000**

- NO CHAIN
- DETACHED BUNGALOW
- PRIME VILLAGE LOCATION - FENNY DRAYTON
- NEARBY TO MARKET TOWNS OF ATHERSTONE & NUNEATON
- SUPERB COMMUTER SPOT WITH FAST ACCESS TO A444 & SURROUNDING ROAD NETWORK
- DRIVEWAY PARKING
- SEMI RURAL LOCATION - PLETHORA OF COUNTRY WALKS & BOSWORTH BATTLEFIELD NEARBY
- GUIDE PRICE OF £250,000
- REQUIRES MODERNISATION





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.



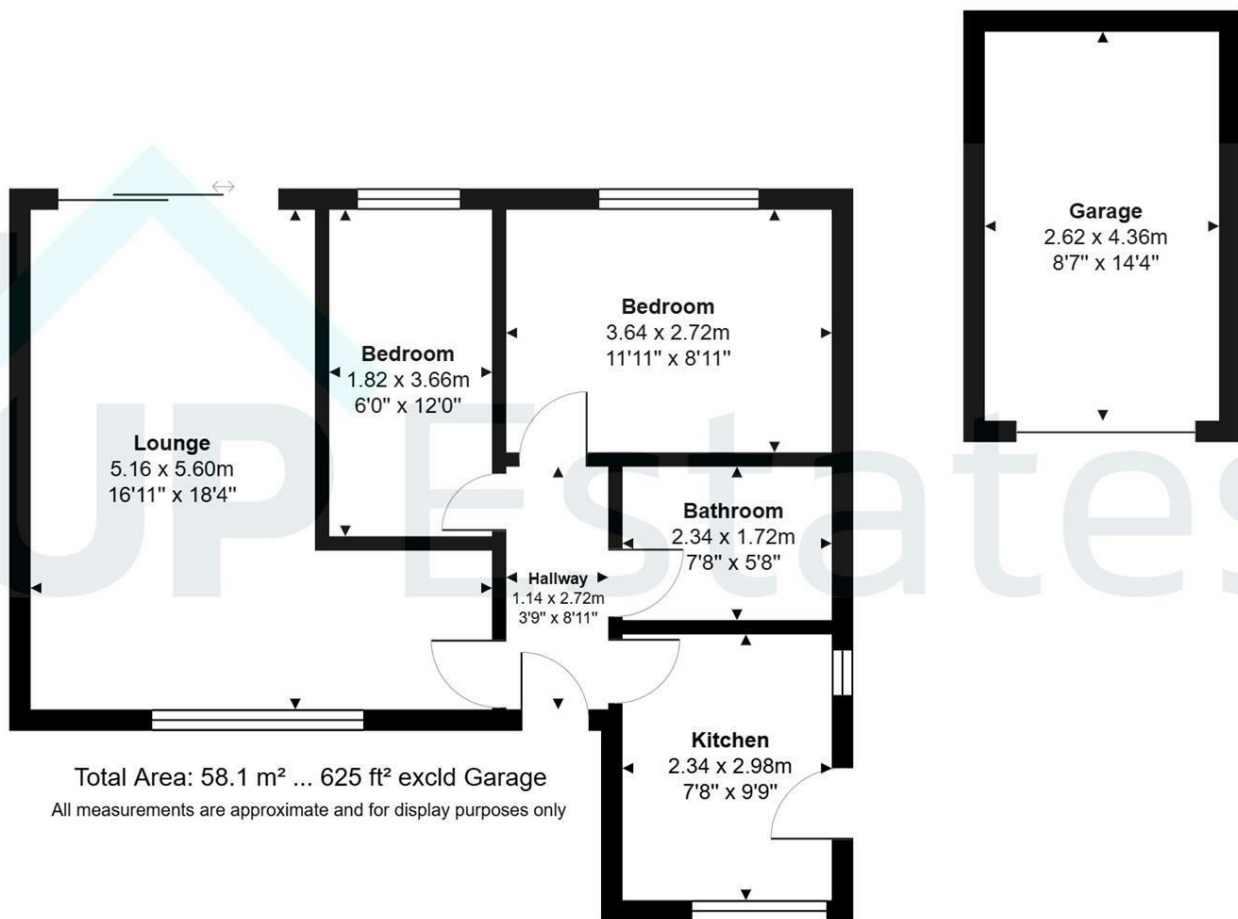




Old Forge Road, Fenny Drayton, Fenny Drayton







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