



 UP Estates



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3 Bedroom House - Semi-Detached
located on Bucks Hill, Nuneaton
£180,000

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****NO UPWARD CHAIN - THREE BEDROOM SEMI-DETACHED HOME LOCATED IN THE DESIRABLE CHAPEL END AREA OF NUNEATON****

This home features a warm living room, a modern open-plan kitchen and dining area perfect for hosting friends and family with the added benefit of a bright conservatory overlooking the garden. The garden area is split into a lovely patio area for relaxing and dining on those summer days and the lawn area with ample space for children to play. As you head to the first floor there are two good sized double bedrooms, a bathroom with shower. The final single bedroom has been added to the second floor, converted from the loft space with the added convenience of a second bathroom with a bathtub to relax at the end of the day.

This property is situated in the Chapel End area of Nuneaton close to local shops and amenities, including the highly regarded Triple 'A' Food Hall, and just a short drive from Hartshill Hayes Country Park, this lovely home provides both convenience and access to nature. This lovely home would be perfect for first time buyers or young families as it combines comfort, convenience and modern living.

£180,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- WARM AND INVITING LIVING ROOM
- OPEN PLAN KITCHEN AND DINING AREA
- BRIGHT CONSERVATORY ADDING FLEXIBLE LIVING
- GENEROUS TWO-TIERED REAR GARDEN
- LOCATED IN THE DESIRABLE CHAPEL END AREA OF NUNEATON
- CLOSE TO LOCAL SHOPS AND AMENITIES INCLUDING THE POPULAR TRIPLE 'A' FOODHALL
- SHORT DRIVE TO HARTSHILL HAYES COUNTRY PARK - PERFECT FOR WEEKEND WALKS





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.



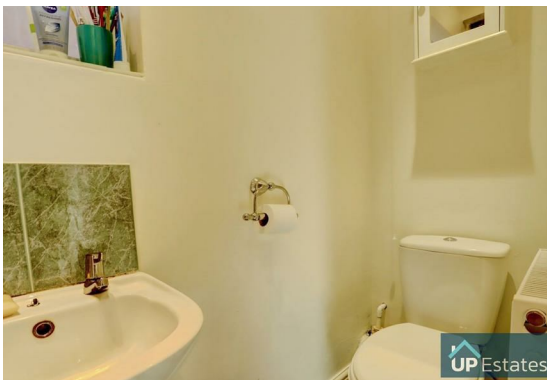


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.





Bucks Hill, Nuneaton





Total Area: 102.6 m² ... 1104 ft²

All measurements are approximate and for display purposes only

CONTACT

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