



5 Bedroom House - End Terrace
located on Roxburgh Road,
Nuneaton
£300,000

UP Estates



£300,000

- SUBSTANTIALLY EXTENDED
- CHECK OUT THE FLOORPLAN
- FIVE BEDROOMS
- BATHROOM ON GROUND FLOOR & FIRST FLOOR
- TWO SEPERATE LOUNGES
- STUDY ROOM
- CONSERVATORY
- DETACHED GARAGE TO REAR
- OFF ROAR PARKING TO FRONT & REAR

****EXPANSIVE, FLEXIBLE LIVING ACCOMODATION - OVER 2,000 sq ft in all - EXTENDED - FIVE UPSTAIRS BEDROOMS - BATHROOM ON BOTH FLOORS - LOVELY REAR GARDEN - AMPLE PARKING FRONT & REAR**** This is a rare, rare opportunity and fantastic opportunity to own a unique family home or even perhaps something commercially related subject to the necessary consents. One must consult the FLOORPLAN to appreciate the accommodation on offer, which does flow very well despite the significant increase from the original home. EPC pending. Call us now 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

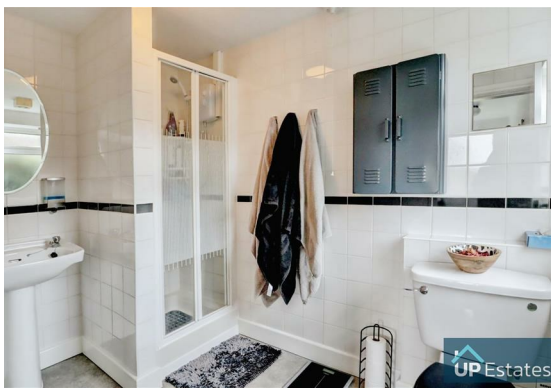




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

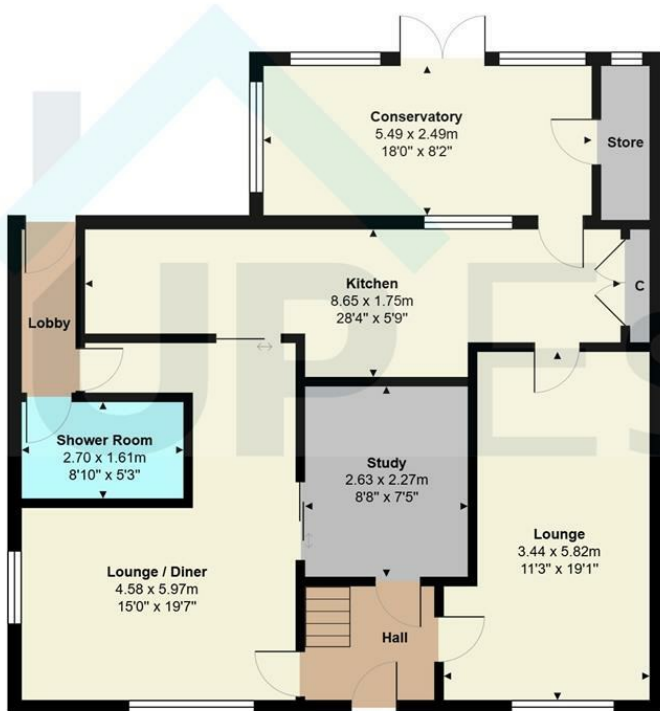
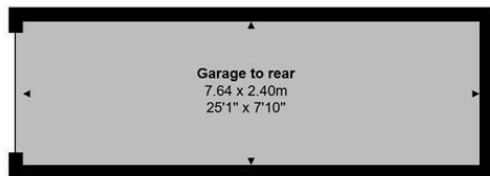
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Roxburgh Road, Nuneaton





Total Area: 195.4 m² ... 2103 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