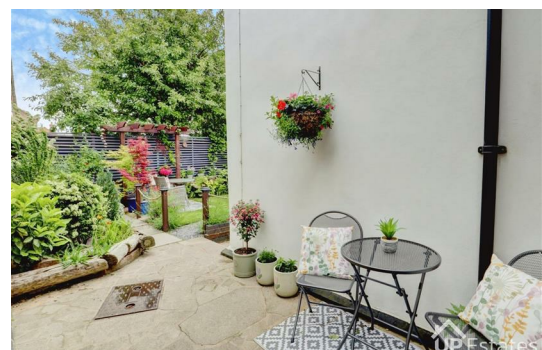
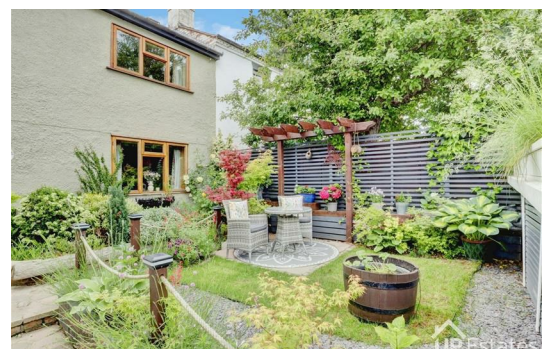




2 Bedroom Cottage

located on Main Street, Nuneaton

£240,000

UP Estates



****PICTURESQUE COTTAGE - SEMI RURAL WITH AMENITIES NEARBY - TWO BEDROOMS - UPSTAIRS BATHROOM + WC - WELL MAINTAINED THROUGHOUT - BEAUTIFUL LOUNGE/DINER WITH MULTI FUEL BURNER**** Unique opportunity to purchase a traditional character style property with a roomy internal space, as well as being found to lovely standard throughout - ready to move in. With delightful courtyard garden and seating areas, this property is truly one that you can fall in love with. No allocated parking, but with adjacent on street parking options nearby, **CHECK OUT THE FLOORPLAN** to appreciate the accommodation on offer. Just down the road is the ever sought after village CofE Primary school, as well as having highly sought after schools to the north in Stoke Golding and to the south on Higham Lane. Nuneaton train station has a London commuter train which will get you to the capital in just over an hour, additionally Higham on the Hill is right on the A5 road network which connects you to M69, M6 and M42 motorways, as well as being circa 40 min drive to Birmingham airport. Within the village there is a playing field/park just round the corner, as well as lovely country walks on the doorstep. Call us to arrange your viewing today!

£240,000

- NO CHAIN AVAILABLE
- BEAUTIFUL COTTAGE
- CONTEMPORARY MEETS TRADITIONAL
- TWO BEDROOMS - UPSTAIRS RECONFIGURATION POTENTIAL
- CHARMING LOUNGE/DINER WITH MULTI FUEL BURNER
- UPSTAIRS WC & SEPERATE BATHROOM
- KITCHEN WITH QUARTZ/GRANITE WORKTOPS
- SOUGHT AFTER VILLAGE LOCATION
- SOUGHT AFTER SECONDARY & PRIMARY SCHOOLS CATCHMENT
- MUST BE VIEWED TO UNDERSTAND & APPRECIATE





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

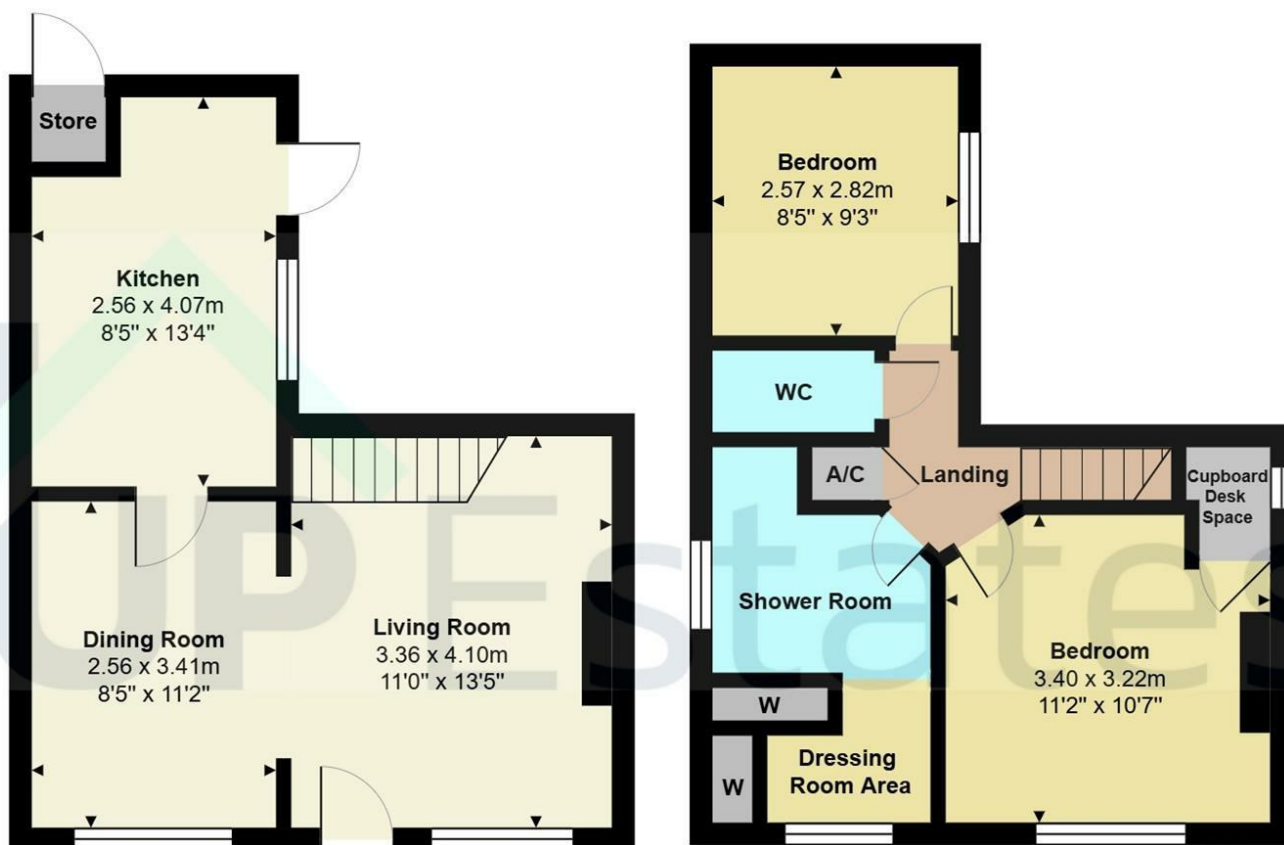
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Main Street, Higham-On-The-Hill, Nuneaton





Total Area: 69.0 m² ... 743 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates