

**4 Bedroom House - Detached**  
**located on Cliveden Walk, Nuneaton**  
**£385,000**

 **UP** Estates



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**\*\*VERY WELL PRESENTED DETACHED FAMILY HOME - FOUR BEDROOMS (ONE EN-SUITE) - THREE RECEPTION ROOM AREAS TO THE GROUND FLOOR - REFITTED BREAKFAST KITCHEN - HANDY DOWNSTAIRS WC & INTEGRAL GARAGE\*\*** Good opportunity to acquire this wonderful family home, which is situated at the foot of a quiet street in a quiet cul de sac position - not overlooked to the rear with green views - and with handy access to nearby George Elliot Hospital, a444 road network - as well as lots of accessible primary schools, shops and countryside walks just a few mins drive away. The property is found to a good decorative standard throughout, and has an impressive kitchen, en-suite and bathroom - as well as having 3 bedrooms with fitted wardrobes and in general is ready to move in and enjoy right away.

**£385,000**

- FANTASTIC DETACHED FAMILY HOME
- FOUR BEDROOMS (ONE EN-SUITE)
- THREE RECEPTION ROOM AREAS DOWNSTAIRS
- REFITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- INTEGRAL GARAGE WITH INTERNAL DOOR ACCESS
- DOWNSTAIRS WC
- BUILT IN STORAGE ON BOTH FLOORS
- QUIET CUL DE SAC POSITION
- GREAT ROAD LINKS, SCHOOLS AND AMENITIES NEARBY







### **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.

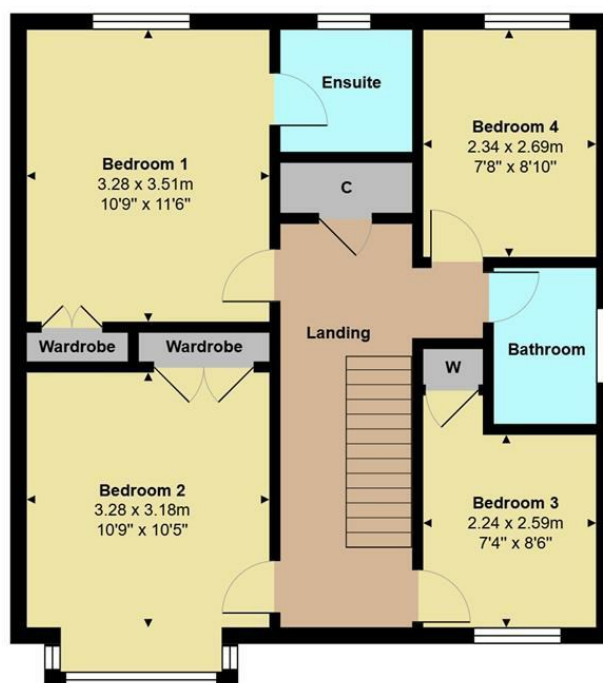
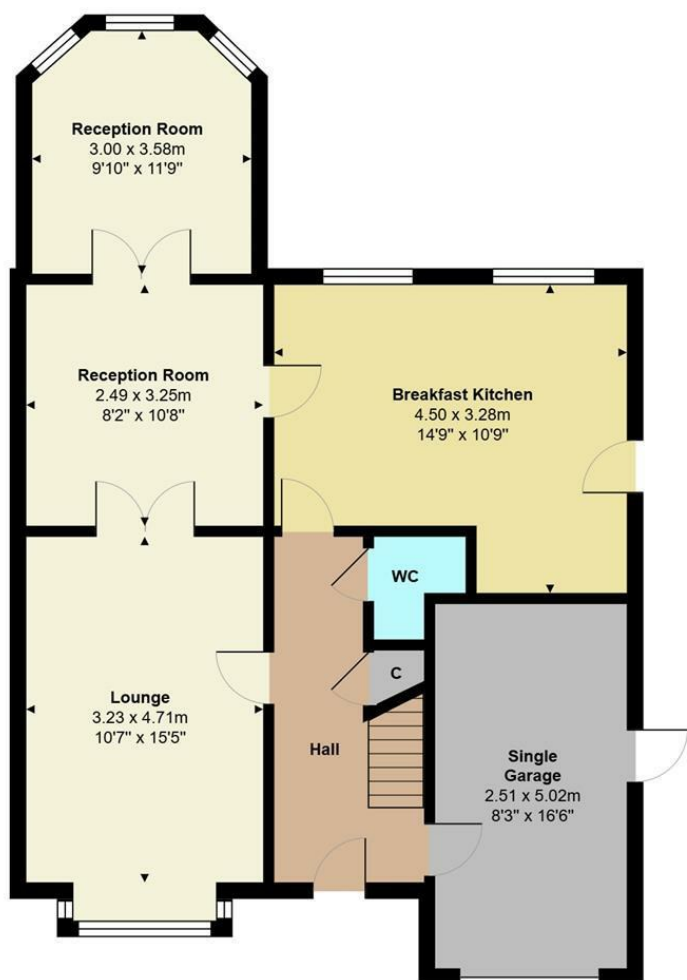






Cliveden Walk, Maple Park, Nuneaton





Approx 121sq m2/1300 sq ft inc integral garage  
All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

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