

5 Bedroom House - Semi-Detached
located on Camp Hill Road,
Nuneaton
£308,000

UP Estates



5



1



3

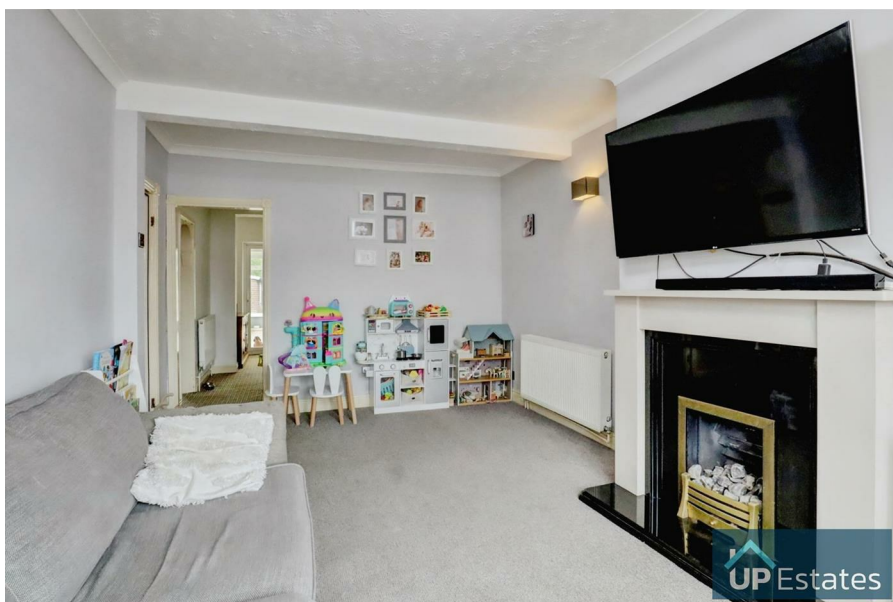


C

****NO CHAIN!! - EXTENDED SEMI DETACHED - FIVE BEDROOMS - THREE RECEPTION ROOM AREAS - GARAGE TO REAR - SPRAWLING REAR GARDEN - SET BACK FROM ROAD POSITION - AMPLE OFF ROAD PARKING**** Great opportunity to purchase this spacious family home, with a traditional looking bay window frontage, and wrap around external wall insulation, and flexible living accommodation. The rear garden is quite unique - with a multiple different sections and scope for a variety of recreational usages. Located on this popular road, nearby to a host of amenities including shops, bus routes, schools and with Hartshill Hayes Park being a short drive away.

£308,000

- EXTENDED, SPACIOUS SEMI DETACHED
- SET BACK FROM ROAD FRONTAGE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EXTENSIVE, PRIVATE REAR GARDEN
- FIVE BEDROOMS
- THREE RECEPTION ROOM AREAS
- DOWNSTAIRS WC
- COUNCIL TAX BAND B
- TRADITIONAL STYLE SINGLE BAY FRONTED
- EXTERNAL WALL INSULATION





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.

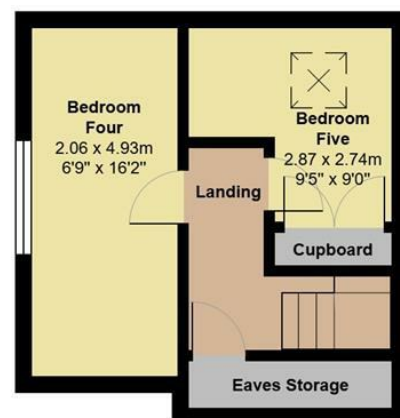
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Camp Hill Road, Nuneaton





Total Area: 138.5 m² ... 1491 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