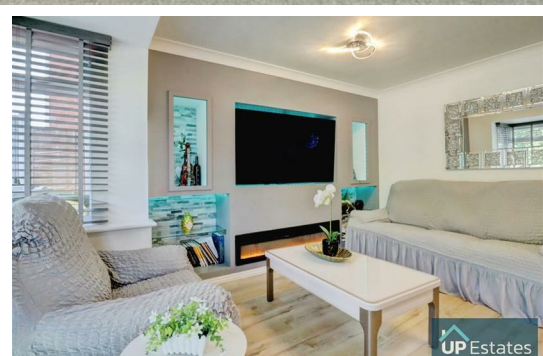




4 Bedroom House - Detached
located on Winterborne Gardens,
Nuneaton
£340,000

UP Estates



****WOW - WHAT A FAMILY HOME! LOOK AT THOSE REFITTED BATHROOMS & KITCHEN - DRIVEWAY & GARAGE PARKING - TWO RECEPTION ROOMS**** This property offers excellent accommodation throughout in terms of size, layout and quiet location - with the main bedroom being of particular note having three windows and fitted wardrobes. Located nearby to George Elliott Hospital, the A444 road network as well as a plethora of schools, amenities and bus routes, this will make a superb family home/ Call us now to arrange your viewing!

£340,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS (ONE EN-SUITE)
- TWO RECEPTION ROOMS
- DRIVEWAY & GARAGE
- LOUNGE WITH MEDIA WALL
- REFITTED BATHROOM, EN-SUITE & KITCHEN
- QUIET LOCATION
- NEARBY TO GEORGE ELLIOTT HOSPITAL
- Circa 1,300 sq ft in all





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.

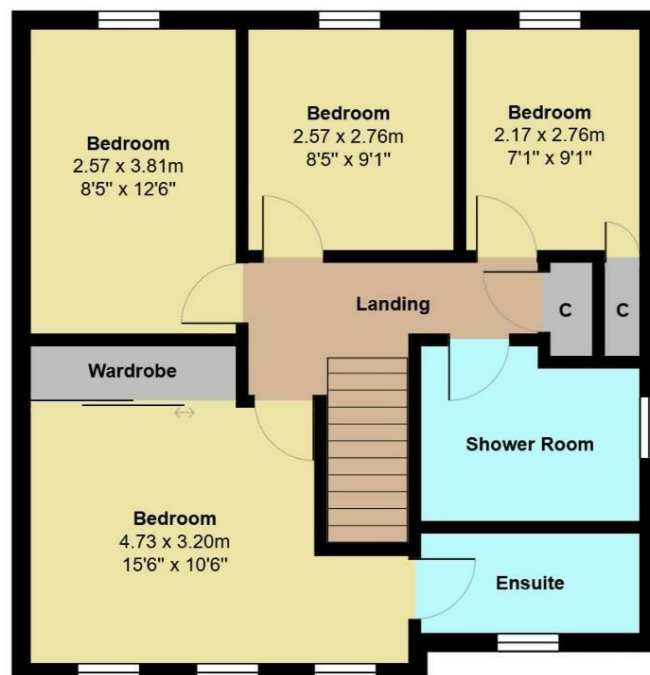
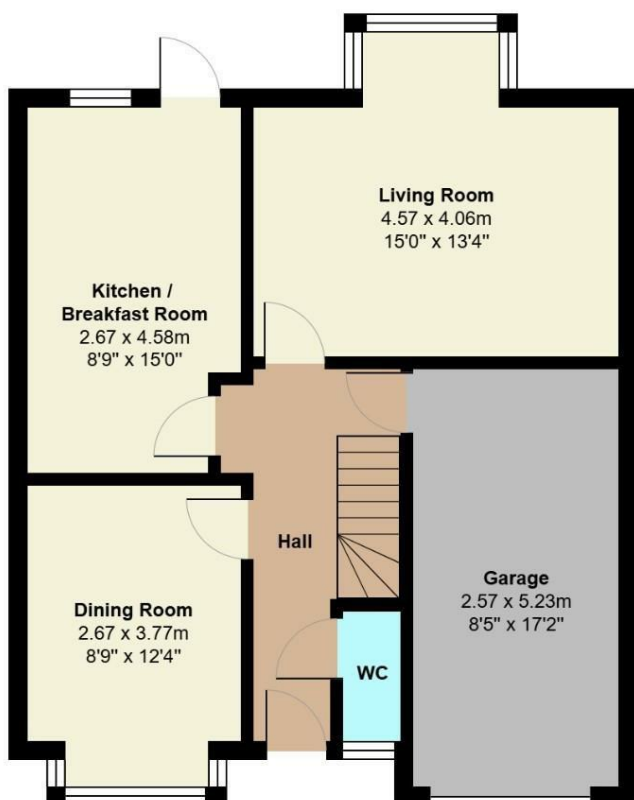
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Winterborne Gardens, Nuneaton





Total Area: 122.3 m² ... 1316 ft² inc Garage

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates