

**4 Bedroom House - Semi-Detached**  
**located on The Waterway, Nuneaton**  
**Offers Over £299,950**

**UP Estates**

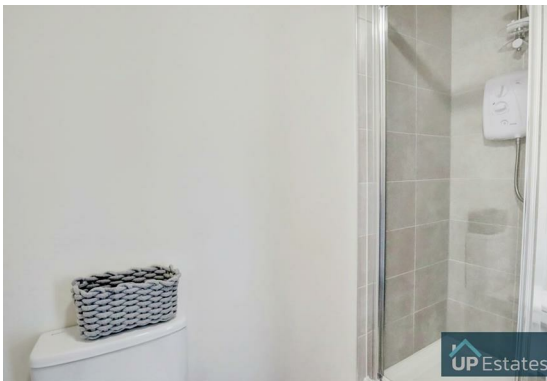


**\*\*FLEXIBLE LIVING LAYOUT - NEARLY NEW TOWN HOUSE - SPACIOUS GARAGE & AMPLE PARKING\*\***  
Take a look at the floorplan on this property found in good condition throughout, built by reputable local builders Cartwright Homes. Positioned in a convenient residential location, opposite George Elliott Hospital, being nearby to a host of local amenities, schools and parks, as well as the town centre and A444 with road links to Nuneaton, Coventry and the M6 and M69. In brief the accommodation comprises: galleried entrance hallway leading to lower floor with utility room and integral garage and access to ground level frontage, main floor having an open plan living kitchen diner and W.C, second floor comprising of three bedrooms, one with ensuite and family bathroom, second floor comprising of one bedroom and additional ensuite. There is a car port and garage to the front and garden to the rear.

## Offers Over £299,950

- NEARLY NEW TOWN HOUSE
- FLEXIBLE LIVING ACCOMODATION
- VERY CLOSE TO GEORGE ELLIOTT HOSPITAL & A444 ROAD LINKS
- CHECK OUT THE FLOORPLAN!





## PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

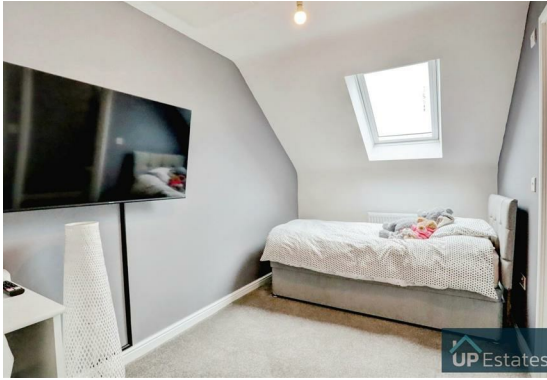
EPC Certificate Rating: B

Heating System: Gas Central Heating

## 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.

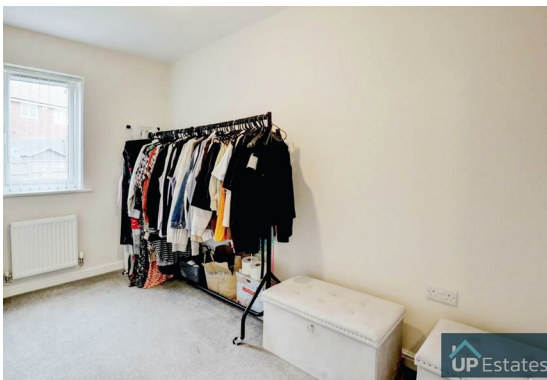


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.

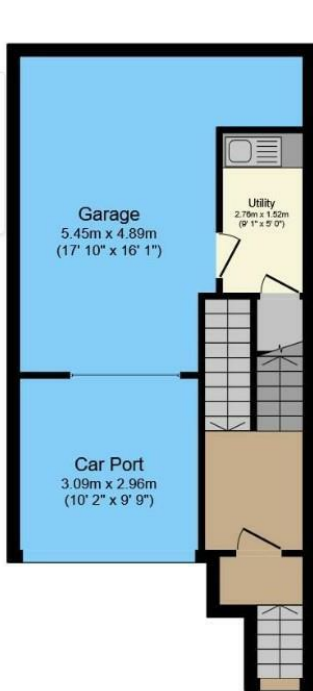
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





The Waterway, Nuneaton

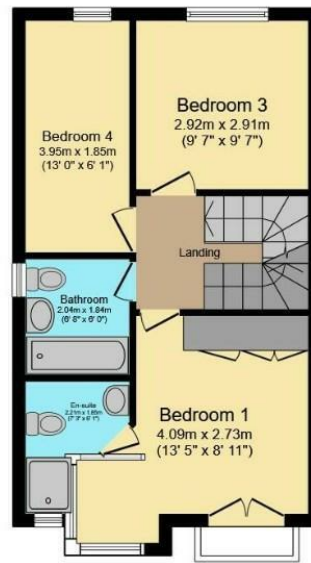




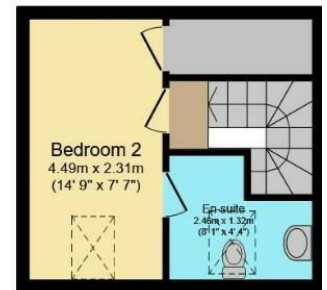
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

**CONTACT**

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