



2 Bedroom House - End Terrace
located on Leicester Street,
Bulkington
Offers Over £125,000

UP Estates



NO UPWARD CHAIN | EARLY 1900s SEMI DETACHED HOME | SEPARATE GARAGE EN BLOC | EXCELLENT OPPORTUNITY | MODERNISATION REQUIRED

Offered to the market with no upward chain, this two bedroom early 1900s semi detached home presents an excellent opportunity for first time buyers, investors or those looking to update a property to their own taste. Tucked away in a convenient location close to local amenities, the property offers character and plenty of potential. Cash buyers are preferred, however any serious party will be considered.

The accommodation begins with an entrance porch leading into the living room, while the kitchen is positioned to the side of the property and provides a practical layout.

Upstairs, there is a spacious double bedroom, a well proportioned single bedroom and a shower room.

Externally, the property benefits from a front garden and a separate garage, providing useful storage or secure parking. The home also benefits from a recently installed boiler, fitted in 2025.

This is a fantastic opportunity to purchase a character home with great potential in a convenient location.

Offers Over £125,000

- NO UPWARD CHAIN
- EARLY 1900s SEMI DETACHED HOME
- TWO BEDROOMS
- MODERNISATION REQUIRED
- CASH BUYERS PREFERRED
- SEPERATE GARAGE EN BLOC
- BOILER INSTALLED IN 2025
- FRONT GARDEN (DRIVEWAY POTENTIAL SUBJECT TO CONSENTS)
- BULKINGTON VILLAGE CENTRE
- GREAT FIRST TIME BUY RENOVATION OR BUY TO LET ADDITION





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 travelling 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.





Leicester Street, Bulkington





Total Area: 52.0 m² ... 560 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