

2 Bedroom House - Semi-Detached
located on Rannoch Drive,
Nuneaton
£195,000

UP Estates



****Good first time purchase - Two Bedrooms - Attractive Lounge - Great Double Driveway**** A LOVELY two bedroom semi-detached home in the popular Rannoch Drive area of Nuneaton, off Whittleford Road and nearby to a woodland and some nice dog walks! In brief the property comprises: Entrance hall flowing through to reception room and kitchen / dining room, two bedrooms with ample fitted storage space to the first bedroom and partially tiled family bathroom, central heated radiators and double glazed windows throughout. Externally the property benefits from off road parking and good-sized private rear garden. Viewing is strongly recommended to avoid disappointment.

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

£195,000

- MODERN STYLE SEMI DETACHED
- TWO BEDROOMS
- DOUBLE WIDTH SIDE BY SIDE DRIVEWAY
- QUIET NO THROUGH ROAD POSITION
- LOVELY REAR GARDEN
- WELL PRESENTED
- BEDROOM ONE WITH FITTED WARDROBES & CUPBOARD
- NEARBY TO SHOPS & AMENITIES



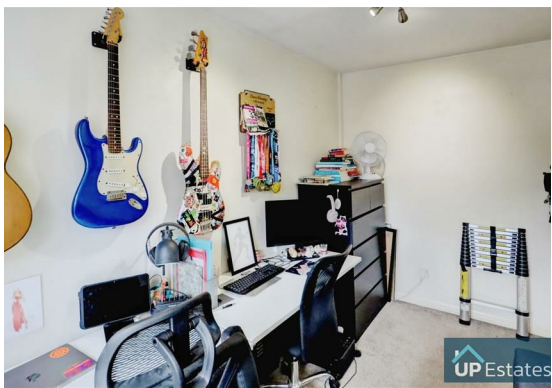
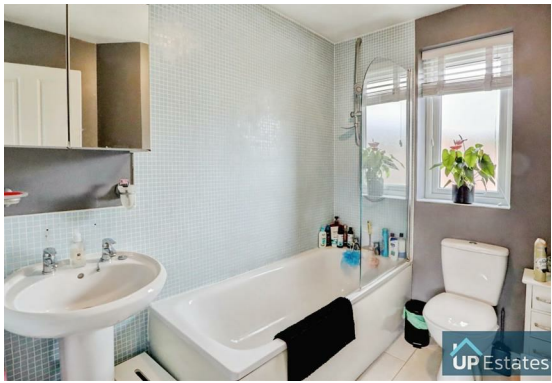


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.



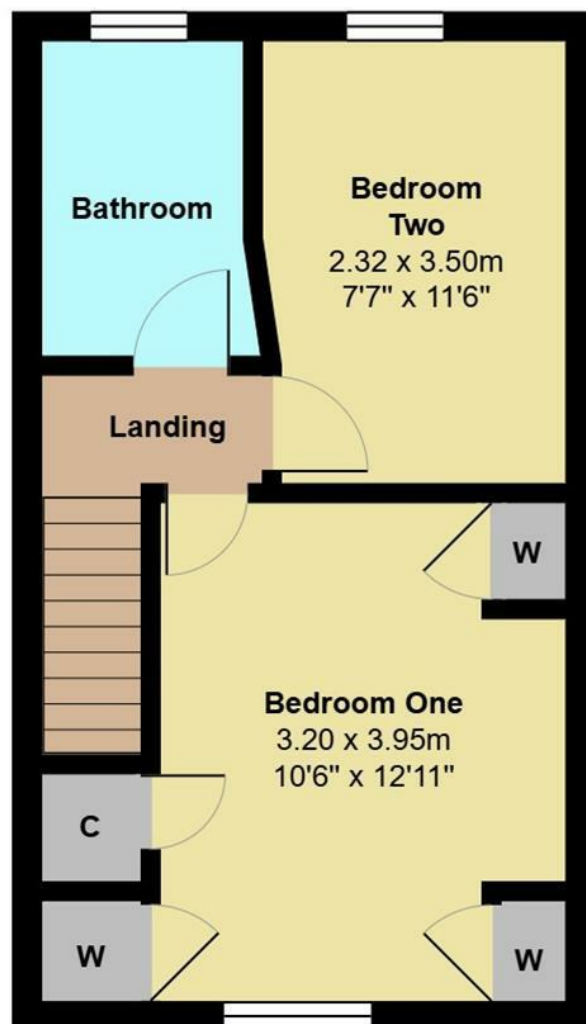
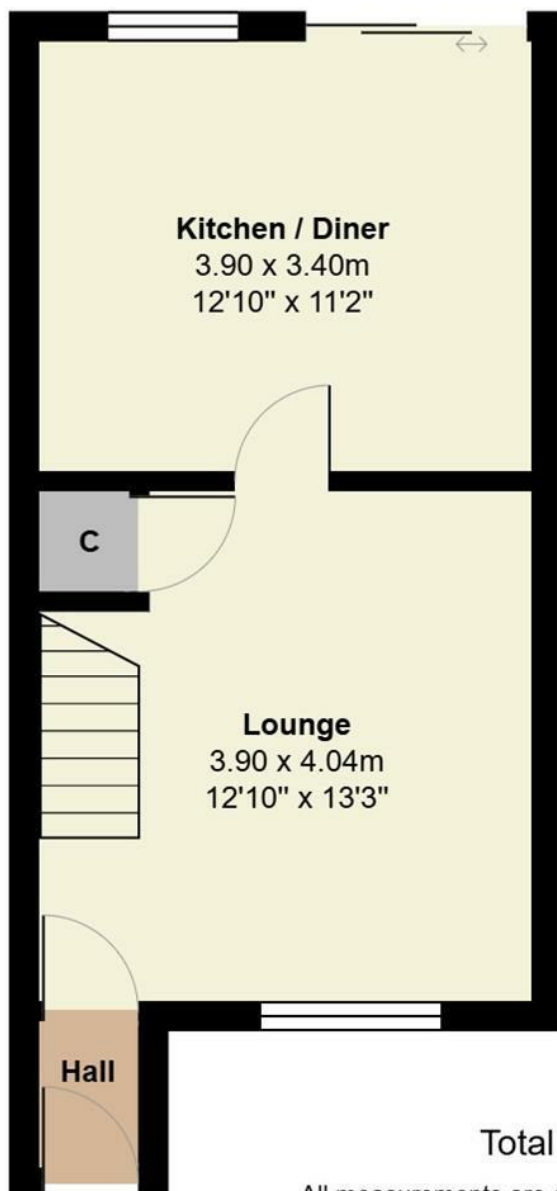
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Rannoch Drive, Nuneaton





Total Area: 54.0 m² ... 581 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