



Connells

Tulip Tree Road
Nuneaton



Property Description

This attractive three-bedroom semi-detached home is delighted to be offered to the market and benefits from gas central heating, double glazing throughout, and off-road parking with direct access to the garage.

The accommodation briefly comprises an entrance hall, fitted kitchen, downstairs WC, and a spacious lounge. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside two further bedrooms and a family bathroom.

Externally, the property offers off-road parking to the front and side, providing access to the garage. To the rear, there is a private enclosed garden featuring a patio seating area and lawn, creating an ideal space for outdoor entertaining and family enjoyment.

Lounge/Dining Room

15' x 13' 9" (4.57m x 4.19m)

Bedroom 1

15' x 9' 3" (4.57m x 2.82m)

En-Suite

8' 10" x 4' 7" (2.69m x 1.40m)

Bedroom 2

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom 3

12' 5" x 8' 10" (3.78m x 2.69m)

Bathroom

Garage

16' 8" x 8' 9" (5.08m x 2.67m)

Buyer A.M.L Fee

Early viewing is highly recommended to appreciate the accommodation on offer.

Hallway

W.C

Kitchen

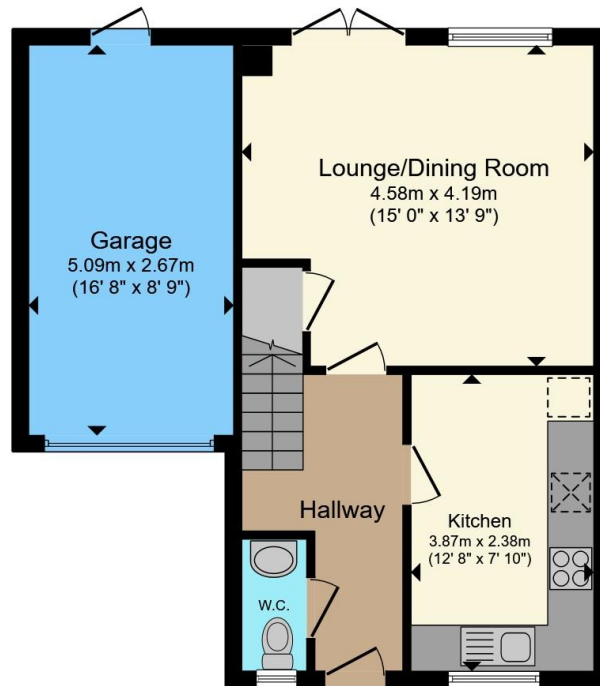
12' 8" x 7' 10" (3.86m x 2.39m)

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

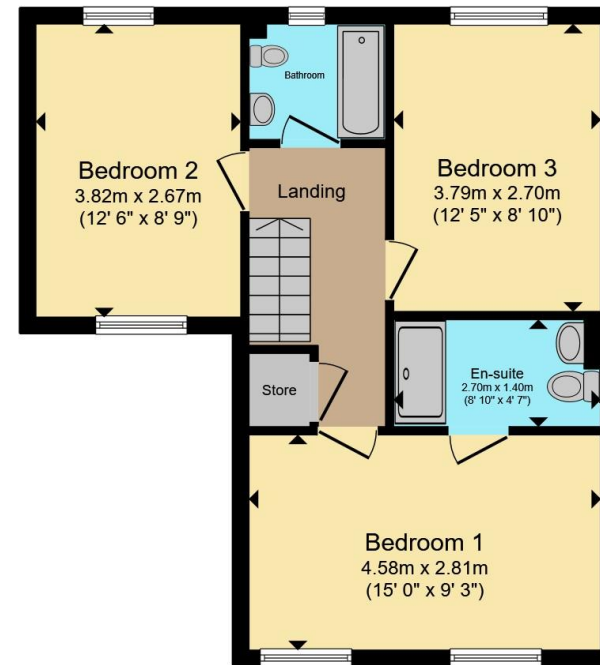








Ground Floor



First Floor

Total floor area 99.4 m² (1,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

EPC Rating:
Awaited

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIN314149

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN314149 - 0002