



**2 Bedroom House - Semi-Detached**  
**located on Alders Lane, Nuneaton**  
**£190,000**

**UP Estates**





**\*\*BEAUTIFUL TRADITIONAL SEMI - TUCKED AWAY QUIET POSITION - BEAUTIFUL BESPOKE REFITTED KITCHEN - TWO DOUBLE BEDROOMS - DOWNSTAIRS SHOWER ROOM & UPSTAIRS WC\*\***  
Truly must be viewed to fully appreciate - call us to arrange your viewing today! A rare hidden gem located just off Plough Hill Road, is this beautiful cottage with the perfect balance of character and contemporary features. Not your typical small and cramped cottage - this property benefits from well proportioned rooms and a spacious rear garden which has great scope to become something special! CHECK OUT THE FLOORPLAN to appreciate the layout. This property has no mains gas connected and therefore is electric only.

**£190,000**

- TRADITIONAL SEMI DETACHED
- TWO DOUBLE BEDROOMS
- REFITTED COUNTRY STYLE KITCHEN
- BEAUTIFUL LOUNGE WITH FEATURE MULTI FUEL BURNING STOVE
- OFF ROAD PARKING & USEFUL CONSERVATORY
- SPACIOUS REAR GARDEN WITH POTENTIAL
- QUIET TUCKED AWAY POSITION
- NEARBY TO HARTSHILL HAYES COUNTRY PARK
- DOWNSTAIRS SHOWER ROOM & UPSTAIRS WC
- 80 sq m2/890 sq ft in all of living accommodation





### **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 traveling 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.







Alders Lane, Chapel End, Nuneaton







Total Area: 83.0 m<sup>2</sup> ... 893 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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