



**3 Bedroom Semi-Detached
Bungalow located in Nuneaton.**

£325,000 (Offers Over)

UP Estates



FULL DESCRIPTION

****Sizeable Plot** Beautifully Presented & Spacious Living Accommodation** Double Garage & Summer House****
Immaculately presented throughout, this three bedroom home is now available for purchase. Boasting multi-car driveway, entrance hallway, shower room, kitchen breakfast room, large lounge diner, three bedrooms, spacious private garden, double garage with side store and versatile summer house.



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100 sq.m

FRONT ASPECT

A multi-car driveway and secure gated access to the rear garden, double garage and summer house.

ENTRANCE HALL

A welcoming, central entrance hall with doors leading to all rooms of the property.

LOUNGE DINER

28' 2" x 14' 4" (8.59m x 4.39m)

This spacious and bright lounge diner has four double glazed windows allowing plentiful natural light, French doors leading to the garden, feature log burner and two gas central heated radiators.

KITCHEN BREAKFAST ROOM

12' 9" x 10' 11" (3.91m x 3.33m)

Including a matching range of wall and base mounted units with roll top work surfaces over, breakfast bar, tiled splashback, resin sink with drainer and mixer tap, integral appliances include fridge/freezer, electric oven, four ring electric hob with extractor over, and free standing dish washer. There is a double glazed window and doors leading to the pantry and side aspect.

SHOWER ROOM

7' 4" x 4' 11" (2.26m x 1.5m)

Being partially tiled around the fully tiled shower cubicle, vanity wash basin, low level WC, central heated radiator and a double glazed opaque window.

Offers Over £325,000

- Large Garden With Versatile Summer House
- Double Garage & Multi-Car Driveway
- Semi-Detached Bungalow
- Spacious Lounge Diner
- Kitchen Breakfast Room
- Three Bedrooms



BEDROOM ONE

12' 11" x 11' 3" (3.96m x 3.43m)

A double bedroom with gas central heated radiator and double glazed window.

BEDROOM TWO

11' 3" x 9' 8" (3.45m x 2.97m)

A double bedroom with gas central heated radiator and double glazed window.

BEDROOM THREE

8' 2" x 8' 2" (2.49m x 2.49m)

A good sized bedroom, with double glazed window and gas central heated radiator.

REAR ASPECT

A sizeable and beautifully presented rear garden initially paved followed by lawn with fenced boundaries. There is also access to the double garage and summer house.

DOUBLE GARAGE WITH STORE

Benefitting from storage to the side, this double garage has power, lighting and an up-and-over door.



SUMMER HOUSE

A versatile space accessed from the garden with windows, lighting and power.

DISCLAIMER

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.





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Coventry Road Nuneaton CV10 7BA



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FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.
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APPROX INTERNAL FLOOR SPACE 100m sq.

CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,
Warwickshire, CV3 2TQ

E enquiries@upestates.co.uk www.up-estates.co.uk

T 024 7771 0780

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