

3 Bedroom Link Detached located  
in Nuneaton.

£300,000

 UP Estates



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102sq. m



## FULL DESCRIPTION

**\*\*Three Good Sized Bedrooms\*\*Utility & WC\*\*Beautifully Presented Throughout\*\*Modern & Open Plan Living\*\* This immaculately presented home is now available for purchase! Very briefly comprising; driveway, front garden, cycle store, entrance hall, kitchen diner, family living room, utility room, WC & private rear garden all to the ground floor. On the first floor there are three good sized bedrooms and the family bathroom. Viewing is essential to appreciate the quality of this home!**

## FRONT ASPECT

Having small front garden and off road parking. Additionally having access to storage room.

## ENTRANCE HALL

Having stairs ascending to the first floor and access to Living Area.

## KITCHEN

**14' 1" x 18' 4" (4.3m x 5.6m)**

Accessed via the Living Area and including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap and space and plumbing for multiple appliances. Additionally having double glazed windows and french doors leading to the Garden.

## LIVING AREA

**8' 2" x 17' 8" (2.5m x 5.4m)**

Good sized open plan downstairs area having a central heated radiator and a double glazed window to the front aspect. Additionally benefitting from open access to Kitchen and door leading to Utility/ Cloakroom and storage cupboard.

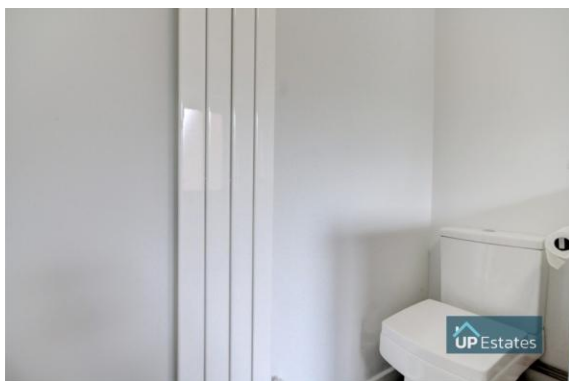
## CLOAKROOM/UTILITY

**7' 10" x 8' 2" (2.4m x 2.5m)**

Benefiting from a low level w/c, wash hand basin and central heated radiator with wall and base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine.

## Offers Over £300,000

- Three Good Sized Bedrooms
- Extended To The Rear
- Utility Room & WC
- Beautiful Private Rear Garden
- Off Road Parking
- Sought After Close Location



#### **STORAGE**

**7' 10" x 8' 2" (2.4m x 2.5m)**

Having power, lighting and an up-and-over door.

#### **LANDING**

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

#### **BEDROOM ONE**

**9' 7" x 14' 2" (2.92m x 4.32m)**

Double Bedroom having a central heated radiator and double glazed window to the front aspect.

#### **BEDROOM TWO**

**11' 5" x 11' 10" (3.48m x 3.61m)**

Double Bedroom having a central heated radiator and double glazed window to the rear aspect.

#### **BEDROOM THREE**

**7' 10" x 8' 8" (2.39m x 2.64m)**

Bedroom having a central heated radiator and double glazed window to the front aspect.







## BATHROOM

**6' 3" x 5' 6" (1.91m x 1.68m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed opaque window.

## GARDEN

A private and beautifully presented rear garden with a patio area followed by a lawn with fencing along the boundaries.

## 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.



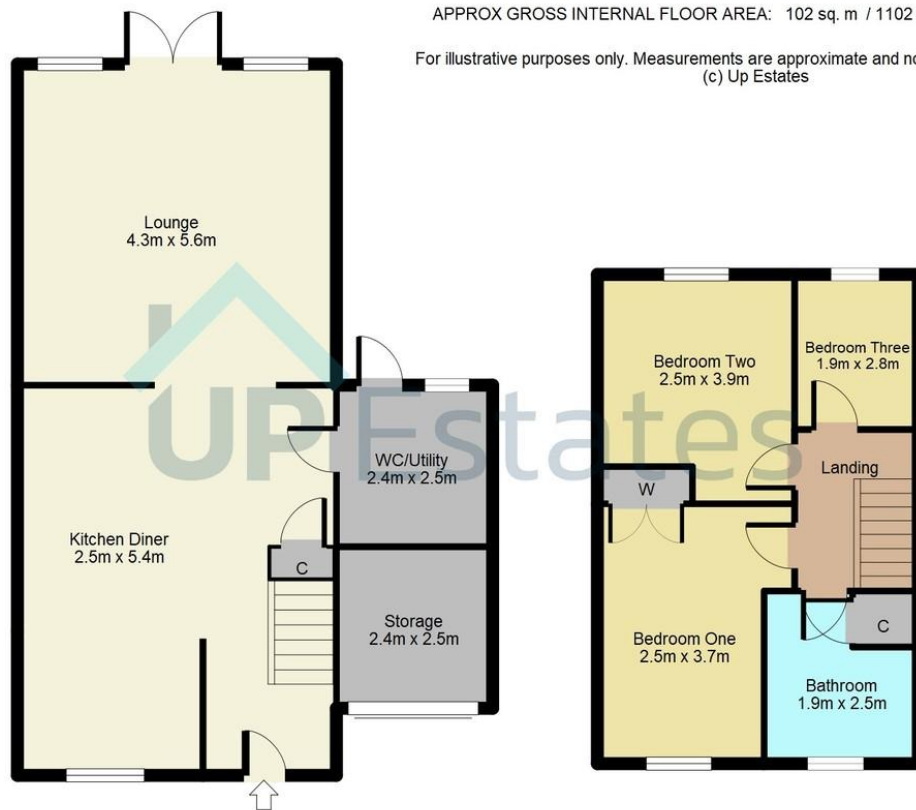
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.



## FLOORPLAN



**Arlington Way Nuneaton CV11 6SS**

### CONTACT

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