



**2 Bedroom Mid Terraced House
located in Chestnut Crescent,
Nuneaton.**

£140,000

UP Estates



FULL DESCRIPTION

****IDEAL BTL OR FIRST TIME BUY**** Up Estates are pleased to bring to the market an ideal investment or first time buyer FREEHOLD property in Nuneaton. Benefitting from well planned internal changes to open up walls and create more useable space in the property and a decent sized garden. Comprising; Hall, Lounge, Kitchen Diner, Two Bedrooms and a Family Bathroom plus front and rear gardens. CALL NOW TO VIEW!



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TBC



72m²

£140,000

- Ideal FTB or BTL
- Freehold
- Two Double Bedrooms
- Front and Rear Gardens
- Kitchen Diner
- Council Tax Band A

HALL

With stairs ascending to the first floor and doors leading to the Lounge.

LOUNGE

9' 11" x 16' 9" (3.04m x 5.12m)

Lounge with windows to front and rear, central heating radiator and fireplace with electric fire. Door through to the kitchen.

KITCHEN/DINER

9' 2" x 16' 9" (2.8m x 5.12m) Max.

Spacious Kitchen/Diner which has been opened up from the original layout of the house which would have been storage. Modern units with space and plumbing for integrated appliances and worktop over, windows to the front and rear and central heating radiator.

LANDING

With storage, window and doors to all upstairs accommodation.

BEDROOM ONE

9' 4" x 16' 9" (2.86m x 5.12m)

Large double bedroom with central heating radiator and two windows.

BEDROOM TWO

10' 2" x 10' 8" (3.1m x 3.26m)

A good sized double bedroom to the front of the property with central heating radiator, window and storage cupboard.

BATHROOM

Fully tiled bathroom with two windows, bath with shower over, hand wash basin and low level WC.



FRONTAGE

Walled front garden with gate to front door, mainly laid to lawn.

REAR GARDEN

Initial patio area with stairs down from back door then laid mainly to lawn.

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.

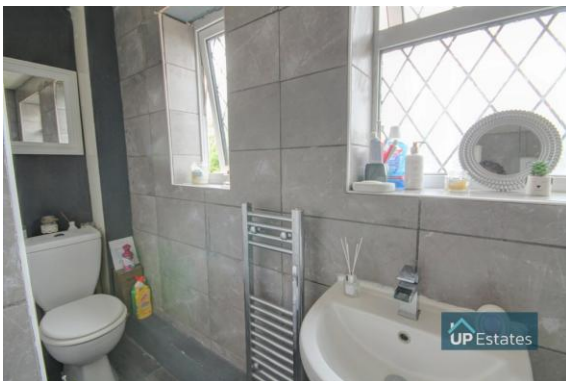
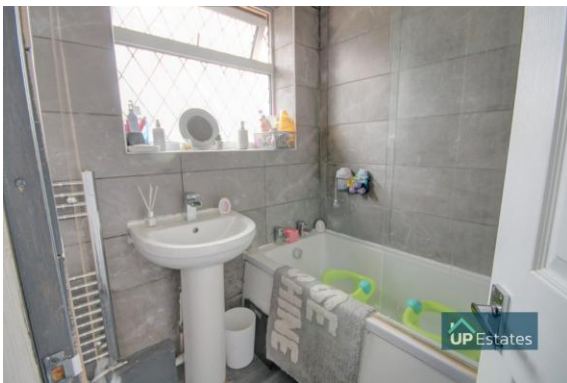
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require



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.





Chestnut Crescent Nuneaton

FLOORPLAN



Total Area: 72.1 m² ... 776 ft²

All measurements are approximate and for display purposes only

CONTACT

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