



**2 Bedroom Detached Bungalow
located in Nuneaton Road, Bulkington
£450,000 Offers Over**

UP Estates



Offers Over £450,000

- No Chain
- Substantial Detached Bungalow
- Ample Off Road Parking and Garage
- Lobby and Pantry
- Corner Plot
- Council Tax Band D



FULL DESCRIPTION

SUBSTANTIAL DETACHED BUNGALOW NO CHAIN ** Up Estates are pleased to bring to the market a recently redecorated and modern, detached two bedroom bungalow on Nuneaton Road, Bulkington. Overlooking fields to the front and set on a corner plot this is a great opportunity for someone to purchase. Briefly comprising; Porch, Hall, Two Bedrooms, Lounge, Kitchen and Bathroom with additional Lobby, Pantry and Garage. Ample off road gated parking to the front and a spacious rear garden. No chain and available to view as soon as possible - CALL NOW TO VIEW !

PORCH

HALL

Spacious Hall central to the property with doors to accommodation.

BEDROOM ONE

16' 0" x 10' 11" (4.89m x 3.33m)

Having a central heated radiator and double glazed bay window to the front aspect and fitted wardrobes.

BEDROOM TWO

11' 5" x 10' 10" (3.5m x 3.32m)

Having a central heated radiator and double glazed window to the side aspect.

LOUNGE

16' 0" x 11' 11" (4.89m x 3.65m)

Having a central heated radiator and a double glazed window to the side, patio doors to the rear and a feature gas fireplace.

KITCHEN

10' 6" x 11' 11" (3.22m x 3.65m)

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, space and plumbing for appliances and a window to the rear. Access to pantry and rear lobby.



BATHROOM

6' 3" x 12' 0" (1.92m x 3.68m)

Four piece bathroom suite with two windows to the side, low level WC, bath, hand wash basin and shower cubicle. Heated towel rail and extractor fan.

GARAGE

Attached garage with up and over door to the front, power and lighting and double doors to the rear.

FRONTAGE

Gated and walled frontage with block paved driveway.

REAR GARDEN

Private rear garden with initial lawned area and hedges to boundary.





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.



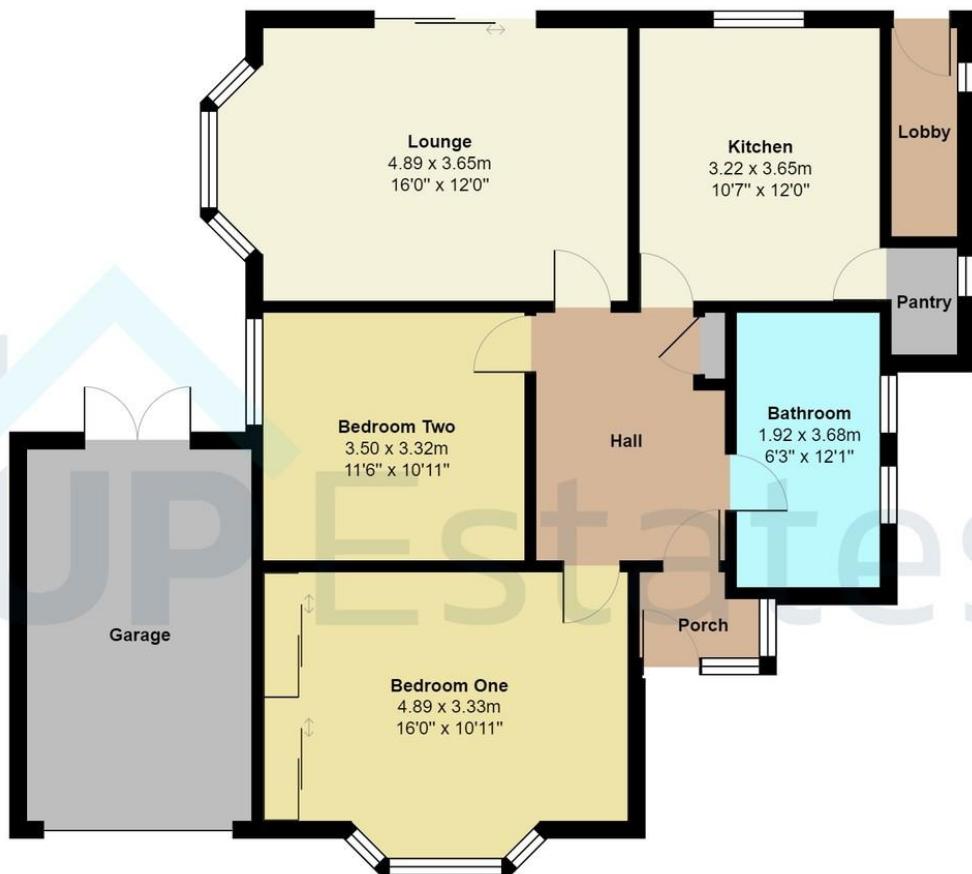
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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

Nuneaton Road Bulkington

FLOORPLAN



Total Area: 86.3 m² ... 929 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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

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

T 024 7771 0780