



2 Bedroom House - Semi-Detached
located on Aintree Close, Bedworth
£215,000

UP Estates



****LOVELY SEMI DETACHED - EXTENDED TO THE REAR - TWO BEDROOMS - SUPERB KITCHEN DINER - LOVELY LOW MAINTENANCE REAR GARDEN - DRIVEWAY PARKING FOR MULTIPLE VEHICLES**** Now this one is a fantastic first time purchase, fully ready to move into, or perhaps one to consider as a buy to let investment. Benefitting from new stylish black uPVC double glazing, combi boiler installed in 2024, and a lovely, low maintenance, landscaped rear garden that features a walled boundary. There is also off road driveway parking to accommodate multiple vehicles, and the property is situated in a quiet cul de sac with no through traffic.

Internally the property is found to a good decorative standard throughout, and must be viewed to fully appreciate the accommodation on offer - call us today to arrange your viewing!

PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: built circa 1985

Council Tax Band: B

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: circa 616 sq ft

Outside Space Brief Description: Driveway parking for multiple vehicles & landscaped rear garden

Selling Vendors Onward Position: Buying on - onward purchase secured

Heating System: Gas central heating

Boiler Age: Installed June 2024

Boiler Location: Kitchen

Consumer Unit/Fuse Box Location: Living room

Loft Hatch Location & Loft Boarding etc Info: first floor landing - loft not boarded

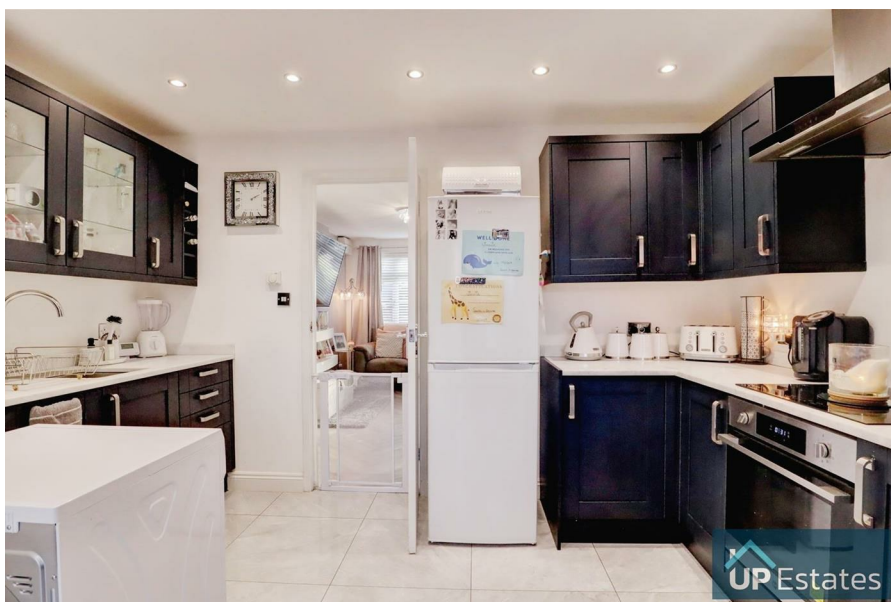
Type of Windows: Double Glazed

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for

£215,000

- EXTENDED SEMI DETACHED
- SUPERB KITCHEN DINER
- WALLED, LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- NEW BOILER INSTALLED 2024
- QUIET CUL DE SAC LOCATION
- REFITTED, STYLISH DOUBLE GLAZING
- GREAT FIRST TIME PURCHASE OR BUY TO LET INVESTMENT





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.

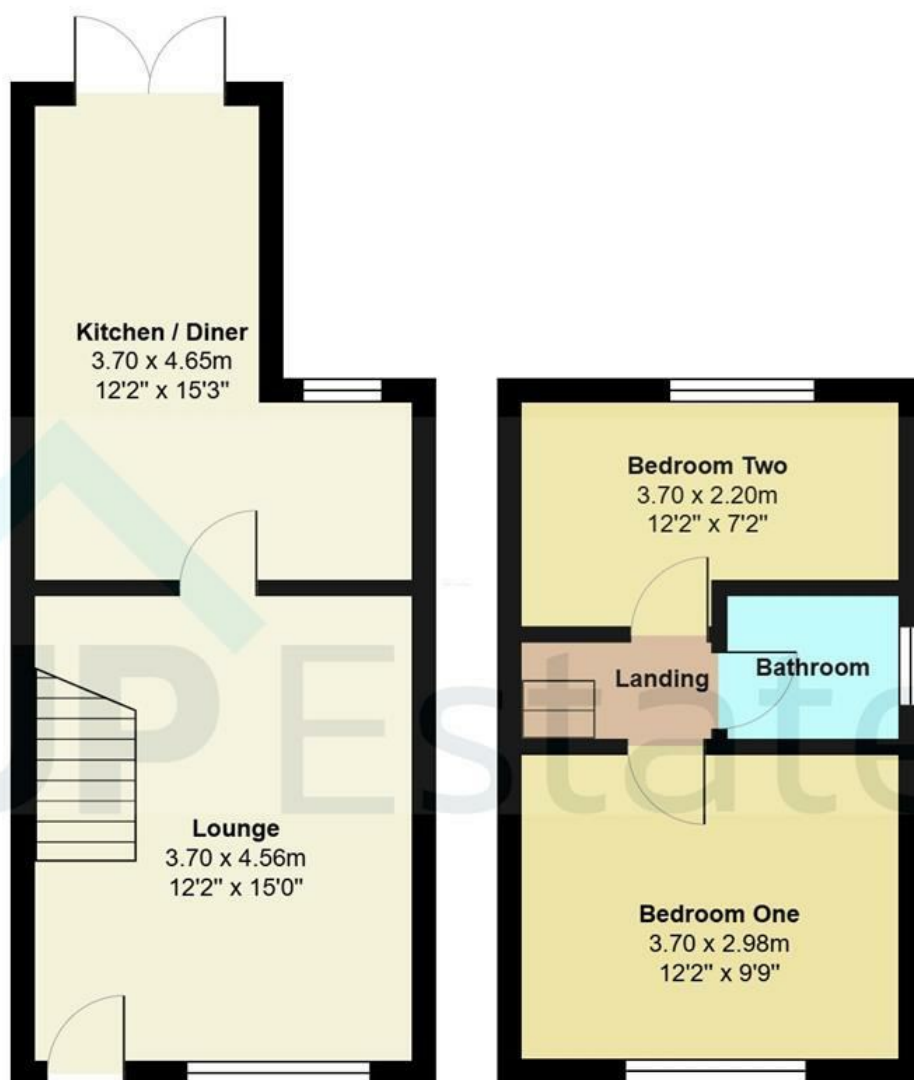
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Aintree Close, Bedworth





Total Area: 57.2 m² ... 616 ft²

All measurements are approximate and for display purposes only

CONTACT

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