



3 Bedroom House - End Terrace
located on Manor Court Road,
Nuneaton
£275,000

UP Estates



****OVER 1,100 sq ft in all - TRADITIONAL LANSDOWNE TERRACE - OOZING WITH CHARACTER & HISTORY - TWO RECEPTION ROOMS - TWO BATHROOMS (ONE ON EACH FLOOR) - SUPERB PRIVATE REAR GARDEN**** Meticulously upgraded throughout by the current owners, this imposing HALLS TOGETHER end terrace home offers a host of features throughout. CHECK OUT THE FLOORPLAN to appreciate the size and scope of accommodation on offer - this one really is ready to move in and enjoy. Call us to arrange your viewing today.

£275,000

- TRADITIONAL CHARACTER
- HISTORIC LANSDOWNE TERRACE LOCATION
- BATHROOM ON EACH FLOOR
- PRIVATE, CHARMING REAR GARDEN
- TWO RECEPTION ROOMS
- OVER 1,100 sq ft in all
- REFITTED WELL LAID OUT KITCHEN & HANDY UTILITY SPACE
- HALLS TOGETHER WITH ATTACHED NEIGHBOUR
- PROXIMITY TO GEORGE ELLIOTT HOSPITAL & TOWN CENTRE
- COUNCIL TAX BAND B

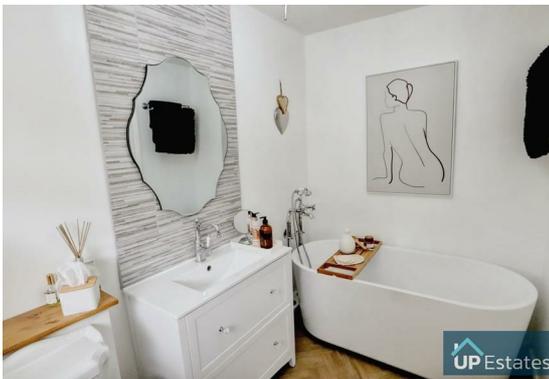




IMPORTANT NOTE TO PURCHASERS

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





Manor Court Road, Nuneaton





Total Area: 104.2 m² ... 1122 ft²

All measurements are approximate and for display purposes only

CONTACT

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