



3 Bedroom House - Link Detached
located on Bluebell Close,
Nuneaton
£215,000

UP Estates



****NO CHAIN**** is offered on this well presented link detached home, situated in a quiet cul de sac in the Hartshill area of Nuneaton. Nearby to a host of amenities, including schools, Hartshill Hayes Country Park, local shops and restaurants, this home is suitable for first time buyers, families or an investor looking for a freehold option. In brief the property comprises: Hall, WC Cloaks, Lounge and Kitchen/Diner to the Ground Floor. There is a Landing, Three Bedrooms (One En-Suite) and Bathroom to the First Floor. Externally there is driveway parking, single garage and garden.

FRONT ASPECT

The front of the property presents an appealing garden with pathway leading to the entrance and driveway leading to the garage.

ENTRANCE HALL

With stairs ascending to the first floor and doors leading to the Living Room and WC.

WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

LIVING ROOM

10'10" x 14'5"

Having a central heated radiator, a double glazed window and door leading to the Kitchen/Diner.

KITCHEN/DINER

14'9" x 9'6"

Including a matching range of wall and base mounted units with roll top work surfaces over, breakfast bar, a stainless steel sink with drainer and mixer tap and integrated gas hob and oven with doors leading to storage space and the garden.

LANDING

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

£215,000

- NO CHAIN
- LINK DEATCHED
- THREE BEDROOMS
- PRIVATE NON-OVERLOOKED GARDEN
- DRIVEWAY PARKING
- GARAGE
- TWO UPSTAIRS BATHROOMS + WC
- WELL PRESENTED





BATHROOM

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

BEDROOM ONE

8'10" x 8'6"

Having a central heated radiator and double glazed window to the front aspect and doors leading to the ensuite and built in wardrobe.

ENSUITE

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated radiator and opaque double glazed window.



BEDROOM TWO

8'10" x 8'10"

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



BEDROOM THREE

6'2" x 8'10"

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

GARDEN

A private rear garden with a decking seating area followed by a lawn with fencing along the boundaries.

GARAGE

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

PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: North Warwickshire

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: N/A

Approx. Total Floor Area: 871.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2012

Consumer Unit/ Fuse Box Location: Downstairs WC



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 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.



Bluebell Close, Hartshill, Nuneaton





Total Area: 80.9 m² ... 871 ft²

All measurements are approximate and for display purposes only

CONTACT

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