

3 Bedroom House - Semi-Detached
located on Gipsy Lane, Nuneaton
Offers Over £300,000

UP Estates



****TRADITIONAL WELL BUILT SEMI ON THIS SOUGHT AFTER STREET**** Check out the floorplan to appreciate the accommodation on offer and further potential this property offers! The property offers a lovely plot, with good frontage and facility for driveway parking, as well proportioned rear garden which could be made into something special. Located nearby to well regarded primary schools, as well as having handy road access to the A444 connecting to the M6 motorway road network and with many local quiet walks and green spaces nearby. Featuring a downstairs WC & Utility Room, this property also has two reception rooms and could make a lovely family home. Call us to arrange your viewing!

Offers Over £300,000

- SEMI DETACHED
- TRADITIONAL BAY FRONTED
- THREE BEDROOMS
- GROUND FLOOR WC & UTILITY
- SUBSTANTIAL CAR PORT/GARAGE AREA
- SOUGHT AFTER WHITESTONE LOCATION
- NEARBY TO SCHOOLS & AMENITIES
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- REAR GARDEN OFFERING LOTS OF POTENTIAL





IMPORTANT NOTE TO PURCHASERS

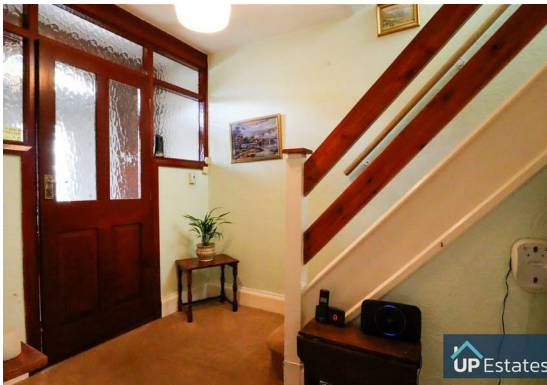
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Gipsy Lane, Nuneaton





Total Area: 147.6 m² ... 1589 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates