

3 Bedroom House - Detached
located on The Waterway, Nuneaton
£315,000

UP Estates



****NO CHAIN - MODERN STYLE DETACHED - CLOSE PROXIMITY TO GEORGE ELLIOT HOSPITAL - ELEVATED REAR GARDEN WITH CANAL VIEWS**** This is an exceptional opportunity to purchase a beautifully presented three bedroom detached home on The Waterway, close to George Elliot Hospital with no onward chain! Viewing is essential to fully appreciate this property!

This home very briefly comprises; block paved driveway leading to the garage, entrance hall, WC, well proportioned lounge, open plan kitchen diner and elevated rear garden with canal views to the ground floor. On the first floor off the landing are three bedrooms, bedroom one having an ensuite bathroom, followed by the family bathroom.

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.

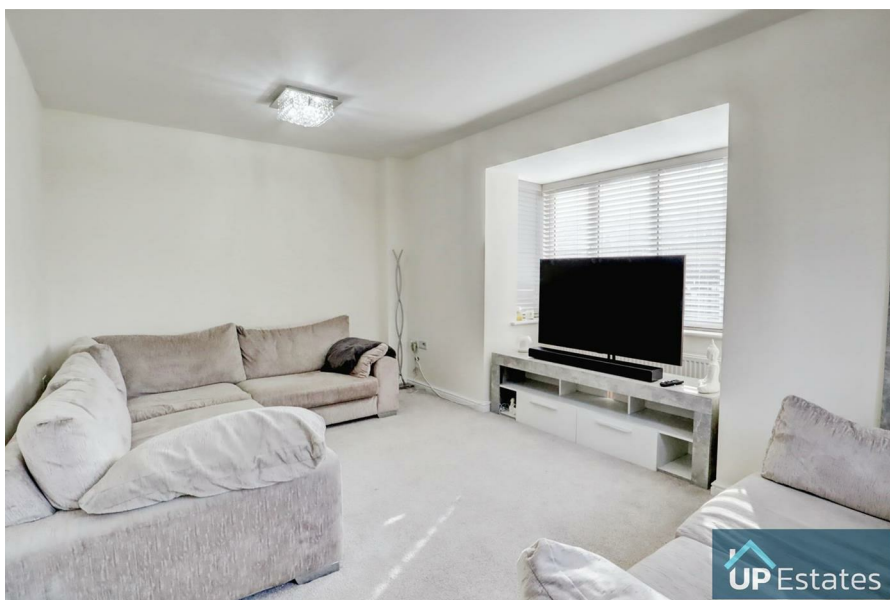
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

£315,000

- NO CHAIN
- RECENTLY BUILT PROPERTY BY CARTWRIGHT HOMES
- MODERN STYLE DETACHED
- GARDEN VIEWS BACKING ONTO CANAL WITH ELEVATED POSITION
- QUIET CUL DE SAC POSITION
- DRIVEWAY PARKING & GARAGE
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC + TWO UPSTAIRS BATHROOMS
- VERY CLOSE PROXIMITY TO GEORGE ELLIOTT HOSPITAL





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

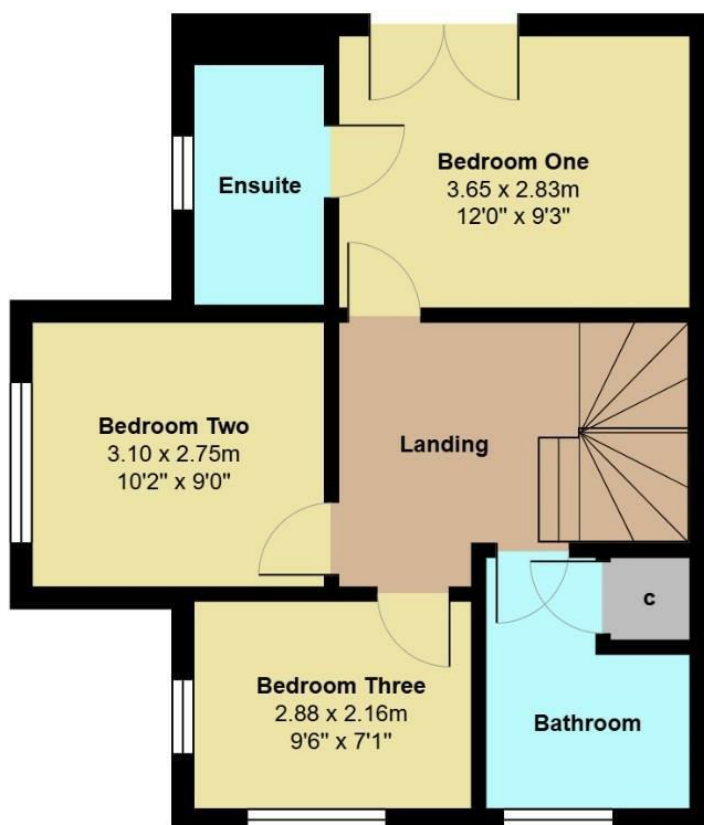
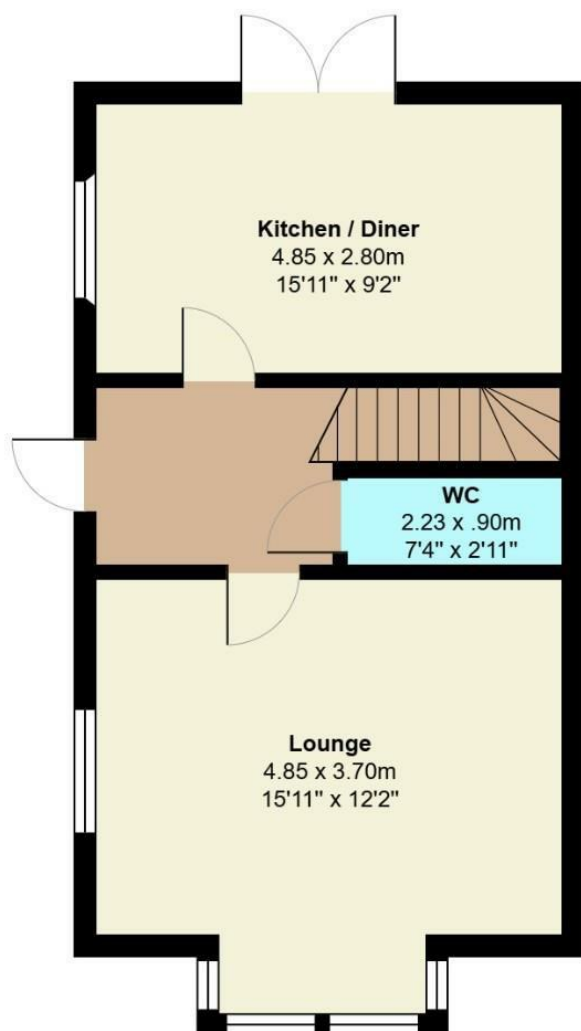






The Waterway, Nuneaton





Total Area: 84.8 m² ... 913 ft²

All measurements are approximate and for display purposes only

CONTACT

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