



**2 Bedroom House - Terraced**  
**located on Dale End, Nuneaton**  
**£165,000**

 **UP Estates**



**\*\*NO CHAIN\*\*** is offered on this well maintained mid terrace home - located on this quiet cul de sac, with quite private position to the front and rear, as well as a host of features including: Spacious Breakfast Kitchen, owned solar panels, Lounge with feature fireplace and **TWO DOUBLE BEDROOMS!**

The property benefits from double glazing and combi-boiler fired central heating, as well as rear garden with brick store and wooden summer house providing handy spaces in the garden. One of the double bedrooms benefit from a fitted wardrobe, and there is a bathroom and separate WC to the first floor.

**CHECK OUT THE FLOORPLAN** to appreciate the accommodation and sizing on offer, and give us a call to arrange your viewing!

£165,000

- NO CHAIN - MOVE IN NOW
- MID TERRACE
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- QUIET CUL DE SAC POSITION
- LOVELY REAR GARDEN
- LOUNGE WITH FIREPLACE
- COMBI BOILER FIRED GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- OWNED SOLAR PANELS





### **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.

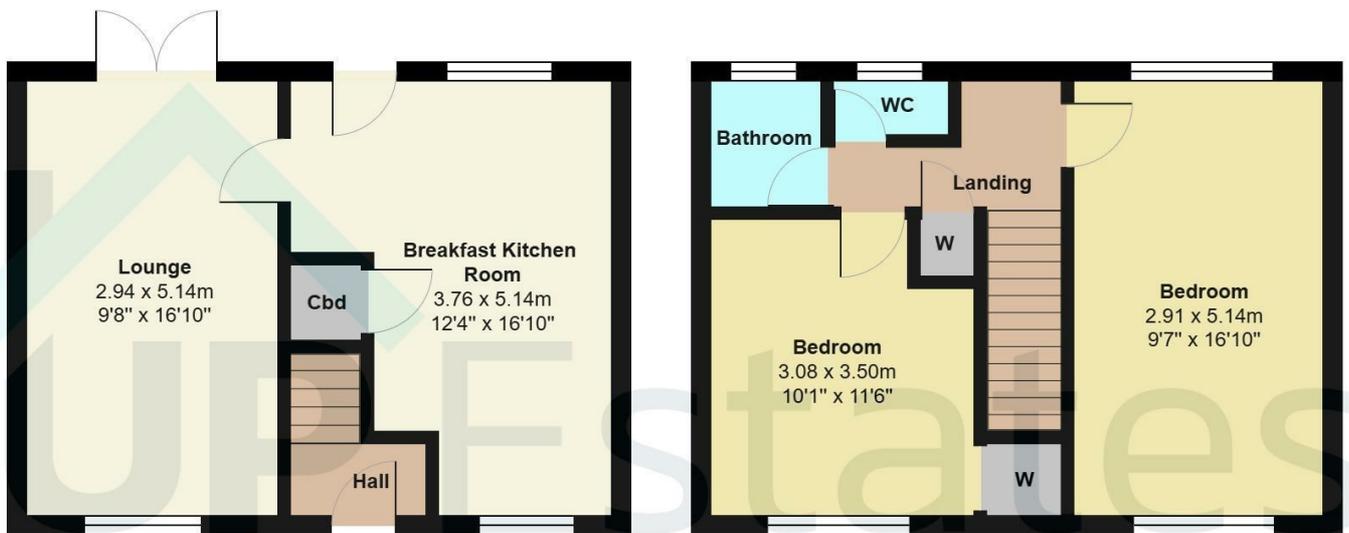
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Dale End, Nuneaton





Total Area: 72.2 m<sup>2</sup> ... 777 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

