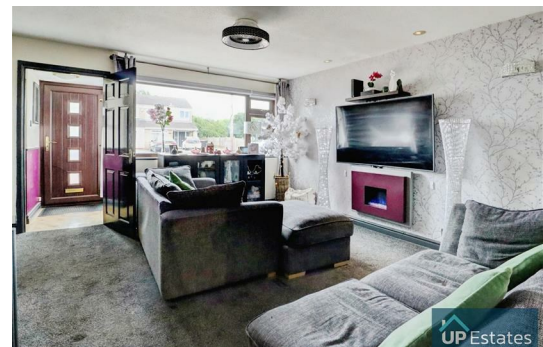
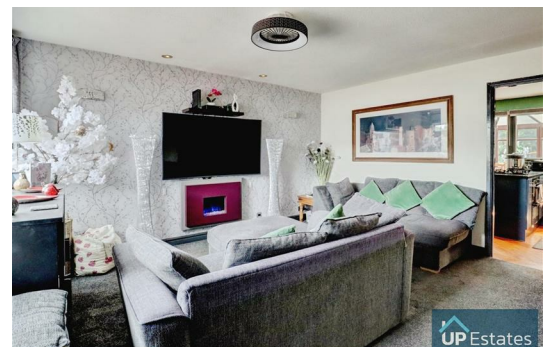




4 Bedroom House - Link Detached
located on Sherbourne Avenue,
Nuneaton
Offers Around £280,000

UP Estates



****CHECK OUT THE FLOORPLAN - FLEXIBLE GROUND FLOOR ACCOMODATION - DOWNSTAIRS & UPSTAIRS SHOWER ROOMS - THREE BEDROOMS - DRIVEWAY PARKING FOR MULTIPLE VEHICLES**** Good value for money is offered on this family home, located on this popular street, with ample nearby shops, amenities, green areas and bus routes. With a non overlooked rear garden, this property is ready to move into and early viewing is advised to avoid missing out!

IMPORTANT NOTE TO PURCHASERS

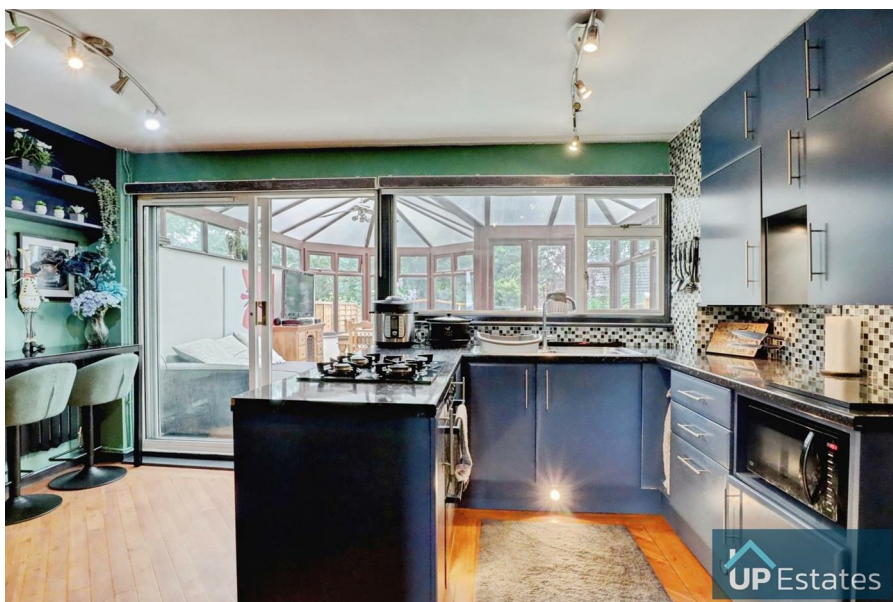
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

Offers Around £280,000

- CHECK OUT THE FLOORPLAN
- Link Detached
- Four Bedrooms (One Ground Floor with En-Suite)
- Spacious Conservatory
- Driveway Parking multiple vehicles
- Utility Room
- Non overlooked Rear Garden
- Worcester Bosh boiler Installed circa 3-4 years ago
- Upstairs shower room with underfloor
- Nearby to green areas

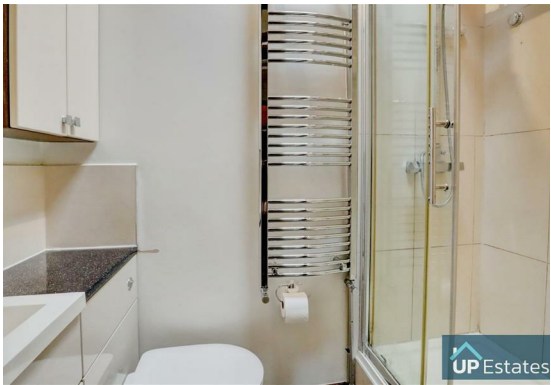




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.





Sherbourne Avenue, Nuneaton





Total Area: 110.7 m² ... 1192 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