



**4 Bedroom House - Semi-Detached**  
**located on Tomkinson Road,**  
**Nuneaton**  
**£205,000**

**UP Estates**





CHECK OUT THAT REAR GARDEN!! \*\*NO CHAIN - SEMI DETACHED - FOUR BEDROOMS - REFITTED BATHROOM - CIRCA 130 FT SOUTH FACING GARDEN!!!\*\* With off road parking for multiple vehicles, and being located on this popular road nearby to a host of amenities, schools and public transport links, this property does require updating however it offers great potential! Featuring two reception rooms downstairs, as well as a the rare benefit of having 4 bedrooms - all upstairs - ideal for a growing family or if there are a few people working from home. Call us now to arrange your viewing.

£205,000

- NO FORWARD CHAIN
- CIRCA 130 FT SOUTH FACING GARDEN
- SEMI-DETACHED HOME
- REFITTED BATHROOM
- TWO RECEPTION ROOMS
- DOUBLE WIDTH VEHICLE DRIVEWAY
- REQUIRES UPDATING
- POPULAR, AMENABLE SPOT
- COUNCIL TAX BAND A





### **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.



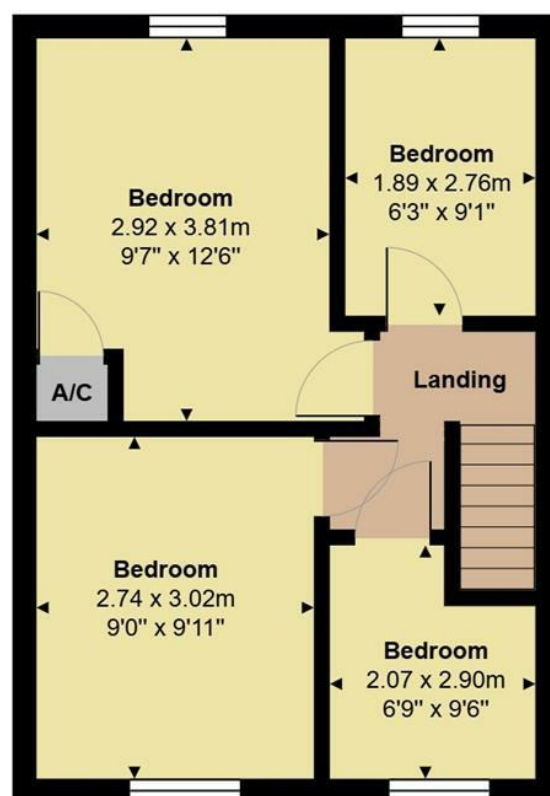




Tomkinson Road, Nuneaton







Total Area: 85.7 m<sup>2</sup> ... 922 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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