



3 Bedroom House - Detached
located on Cambridge Drive,
Nuneaton
£294,000

UP Estates



****CHECK OUT THAT GROUND FLOORPLAN**** Detached Family Home - Three Bedrooms - Impressive Rear Reception Room - Lounge with Feature Log Burner** Ready to move into, is this well maintained family home, situated on a sought after spot which is nearby to a host of amenities, including George Elliott Hospital. The property must be viewed to appreciate the sprawling space, and ready to move in condition! In brief the property comprises: Lounge, Breakfast Dining Kitchen, Rear Reception Room and Integral Garage to the Ground Floor. There is a Landing, Three Bedrooms and Bathroom to the First Floor. Externally there is a driveway with parking for multiple vehicles side by side, and well maintained attractive rear garden.

PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 968.76 sqft

Heating System: Gas Central Heating

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

£294,000

- Modern Style Detached
- Fantastic Extended Rear Reception Room
- Three Bedrooms
- Driveway & Garage Parking
- Lounge With Feature Log Burner
- Breakfast Dining Kitchen

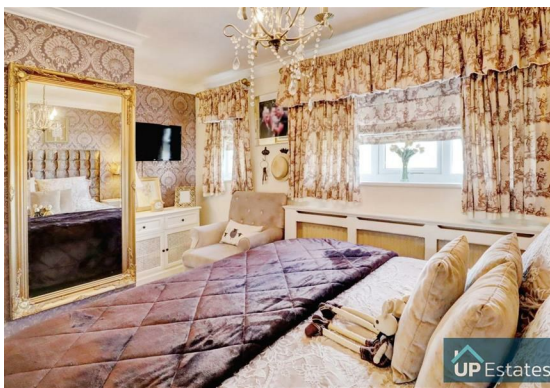




clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

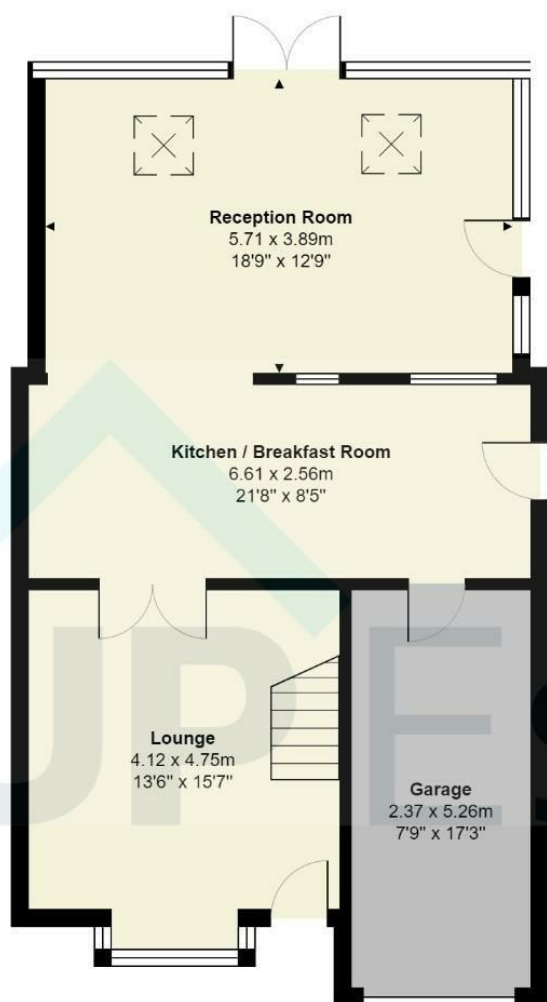
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Cambridge Drive, Nuneaton





Total Area: 108.0 m² ... 1163 ft²

All measurements are approximate and for display purposes only

CONTACT

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