



**Upton Drive
Nuneaton
Warwickshire
CV11 4GF**

Offers in Excess of £262,000

bettermove

Upton Drive Nuneaton

Bettermove are proud to present this 3 bedroom detached house in Nuneaton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is D.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, conservatory, a convenient downstairs WC and ample storage space throughout the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Nuneaton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A5, the M6 and Bermuda Park Train Station.

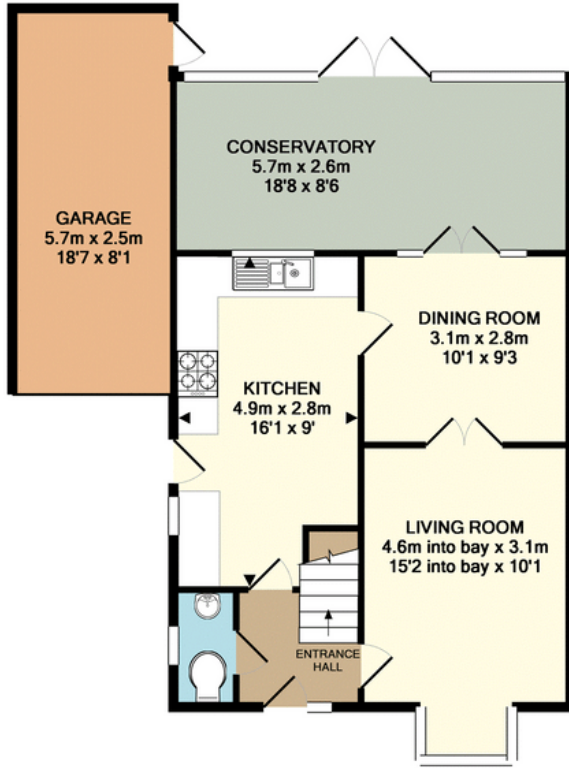
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

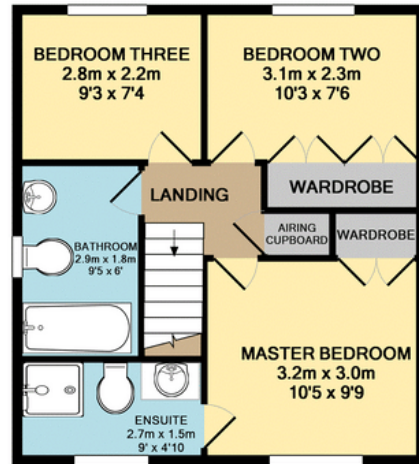
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 68.2 SQ.M.
(734 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.1 SQ.M.
(421 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.3 SQ.M. (1154 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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