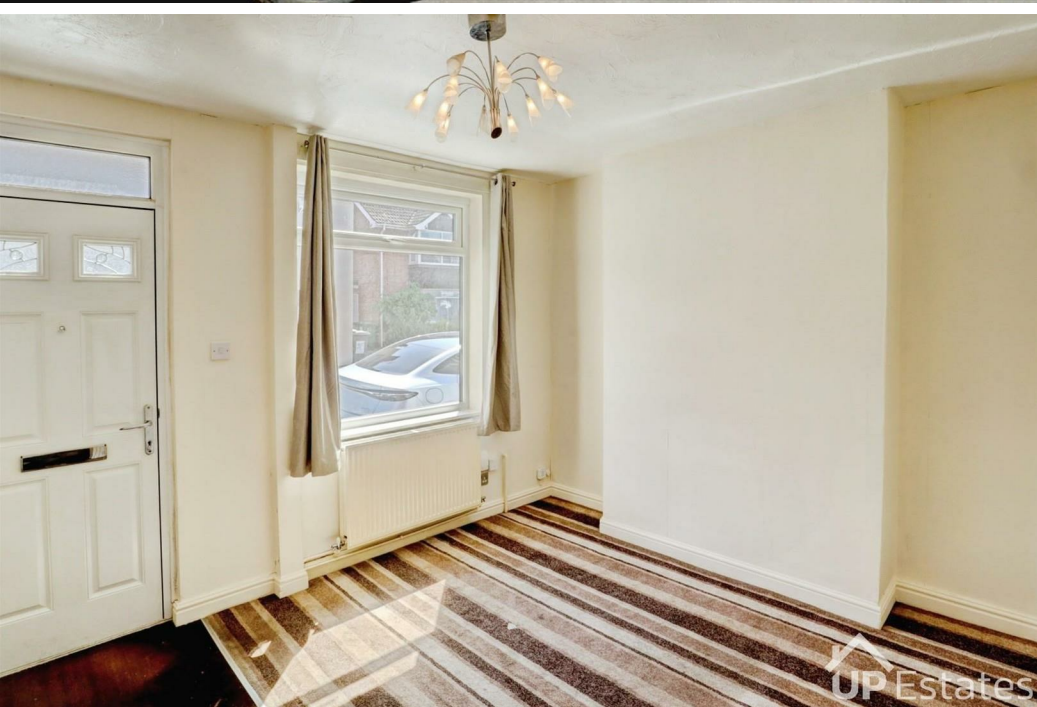




2 Bedroom House - Terraced
located on Granby Road, Nuneaton
£140,000

UP Estates



****NO UPWARD CHAIN - TWO BEDROOM MID TERRACE HOME - GOOD VALUE FOR MONEY****

A fantastic opportunity to acquire this well-presented two-bedroom mid-terrace home situated in a residential area of Nuneaton. Ideal for first-time buyers or investors alike, this property offers generous living accommodation throughout along with a beautiful rear garden perfect for relaxing and entertaining.

Upon entering the home, you are welcomed into a spacious living room providing a comfortable and inviting space for everyday living. Leading through to the well-sized kitchen/dining area, this room benefits from an abundance of fitted units offering ample storage and preparation space, while the rear-facing window overlooks the attractive garden area. Completing the ground floor is a modern family bathroom fitted with both a bath and overhead shower, catering to all preferences. To the first floor, the property further boasts two generous double bedrooms, with the principal bedroom benefiting from a built-in storage cupboard for added practicality and flexibility.

Externally, the home enjoys a good-sized rear garden featuring both lawn and patio areas, creating the perfect setting for outdoor dining, entertaining guests, or enjoying the warmer summer months. On-street parking is available to the front aspect of the property. This property represents an excellent opportunity for buyers looking to step onto the property ladder or for investors seeking to expand their rental portfolio.

£140,000

- NO UPWARD CHAIN
- TWO GENEROUS DOUBLE BEDROOMS
- GOOD SIZED KITCHEN/ DINING AREA
- MODERN FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- ATTRACTIVE REAR GARDEN WITH LAWN AND PATIO AREAS
- ON STREET PARKING AVAILABLE TO THE FRONT ASPECT
- PERFECT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS
- GOOD VALUE FOR MONEY





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Granby Road, Stockingford, Nuneaton





Total Area: 62.9 m² ... 677 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