



UP Estates



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3 Bedroom House - End Terrace
located on Bede Road, Nuneaton
£180,000

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****NO UPWARD CHAIN, THREE BEDROOM END-TERRACE HOME AND EXCELLENT POTENTIAL TO PERSONALISE AND EXTEND SUBJECT TO THE NECESSARY PLANNING PERMISSIONS****- this home offers spacious accommodation, off-road parking and fantastic potential to personalise and extend (subject to the necessary planning permissions), making it an ideal purchase for first-time buyers and growing families.

Upon entering the property, you are welcomed into a handy entrance hallway which leads through to the bright and airy living room. A large bay window to the front fills the room with natural light, while the central chimney breast provides an attractive focal point, creating the perfect space to relax and unwind. To the rear of the property is a modern kitchen/diner fitted with a range of built-in cabinets, offering ample storage and workspace. Enjoying pleasant views over the rear garden, this versatile space is ideal for both everyday family life. Completing the ground floor is a convenient WC along with useful understairs storage. The first floor comprises three well-proportioned bedrooms, providing flexible accommodation for families, home workers or guests. The family bathroom is fitted with both a bath and an overhead shower, catering to all preferences.

Externally, the property benefits from a private driveway providing off-road parking, with the added advantage of a side gate allowing access to additional secure parking if required. The enclosed rear garden features a combination of lawn and gravelled seating areas, offering an ideal space for outdoor dining, entertaining or simply enjoying the warmer months. Offering excellent potential both inside and out, this home provides the opportunity to modernise and create your ideal family home, with scope to extend to the side and rear, subject to the necessary planning permissions (STPP).

£180,000

- NO UPWARD CHAIN
- THREE BEDROOM END-TERRACE HOME
- MODERN KITCHEN/ DINER OVERLOOKING THE REAR GARDEN
- GROUND FLOOR WC AND UPSTAIRS FAMILY BATHROOM
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING
- SIDE GATED ACCESS OFFERING ADDITIONAL SECURE PARKING
- ENCLOSED REAR GARDEN WITH LAWN AND GRAVELLED SEATING AREAS
- EXCELLENT OPPORTUNITY TO MODERNISE AND PERSONALISE
- POTENTIAL TO EXTEND TO THE SIDE AND REAR ASPECTS (STPP)
- IDEAL FOR FIRST TIME BUYERS AND FAMILIES





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.

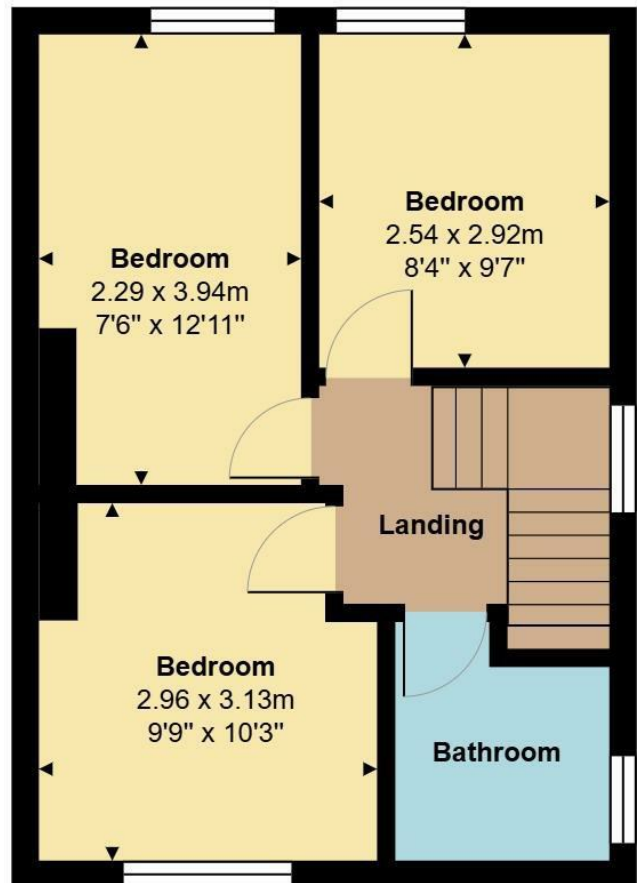
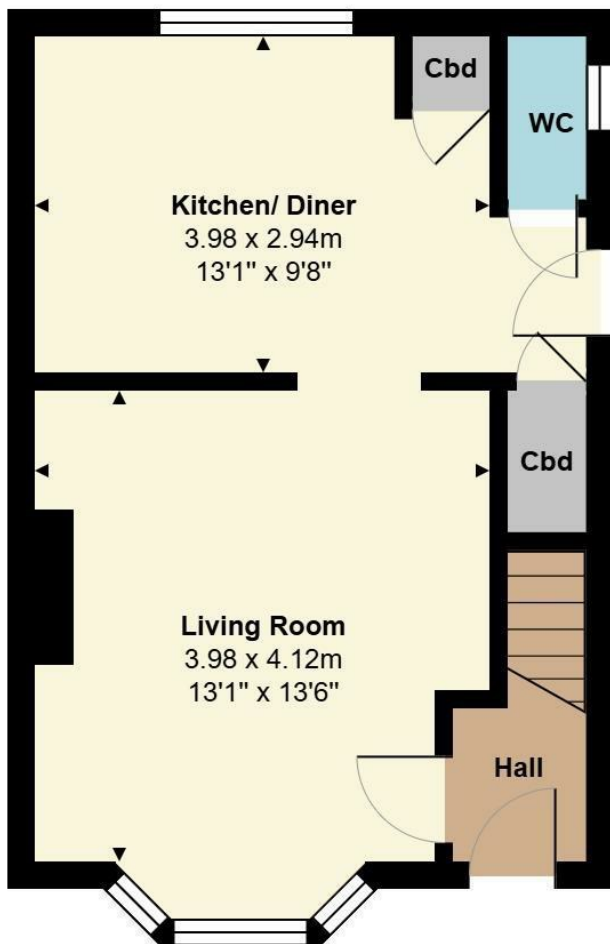
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Bede Road, Nuneaton





Total Area: 71.8 m² ... 773 ft²

All measurements are approximate and for display purposes only

CONTACT

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