



**3 Bedroom House - Semi-Detached**  
**located on Greenmoor Road,**  
**Nuneaton**  
**£260,000**

**UP Estates**



**\*\*NO CHAIN - EXTENDED STYLISH SEMI DETACHED FAMILY HOME - SPACIOUS PRIVATE GARDEN BACKING ONTO RIVER\*\*** This home has a host of features throughout - This beautifully presented family home is now available for purchase with no forward chain. Briefly comprising; multi-car driveway, entrance hall, living room, kitchen diner, sizeable rear garden and outbuilding WC to the ground floor. On the first floor there are three good sized bedrooms and the family bathroom.

#### Hall

Spacious hall with stairs ascending to the first floor and doors leading to the Lounge and Dining Area/Kitchen.

#### Living Room

11'9" x 14'6"

Stylish living room with featured immaculate gas fireplace, having a central heated radiator and a double glazed bay window.

#### Dining Area

13'4" x 12'4"

Stunning open dining area having a central heated radiator, including a door for the storage cupboard and then leading to the bright exquisite Kitchen.

#### Kitchen/Breakfast Room

12'5" x 10'6"

Kitchen with an luxury finish, including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, inclusive of an island and french doors over looking the rear garden. Integrated oven and gas hob with an overhead extractor fan.

#### WC

Outside WC with double glazed window

£260,000

- NO CHAIN
- SPACIOUS EXTENDED SEMI
- THREE BEDROOMS
- NEARBY TO GEORGE ELIOT HOSPITAL
- SOCIAL KITCHEN/DINER
- FANTASTIC PRIVATE GARDEN
- MULTI-CAR DRIVEWAY
- CHECK OUT THE FLOORPLAN





#### **Landing**

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

#### **Bedroom One**

9'11" x 14'7"

A deluxe double bedroom having a central heated radiator and double glazed bay window to the front aspect of the property.

#### **Bedroom Two**

9'11" x 12'4"

Another deluxe double bedroom having a central heated radiator and double glazed window to the rear aspect of the property.

#### **Bedroom Three**

5'11" x 10'0"

A spacious single bedroom having a central heated radiator and double glazed window to the rear aspect of the property.





### **Bathroom**

5'11" x 5'1"

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and double glazed opaque window.

### **Rear Aspect**

Sizable private rear garden, initially decked followed by lawn with fenced boundary, gated side access and backing onto river.

### **DISCLAIMER**

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 contact 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.





Greenmoor Road, Nuneaton





Total Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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