



2 Bedroom House - Semi-Detached
located on Arnold Road, Nuneaton
£285,000

UP Estates



TWO DOUBLE BEDROOMS - FULLY RENNOVATED - SHOWER ROOM - FAMILY BATHROOM - OPEN PLAN LIVING - DRIVEWAY

Nestled on a desirable corner plot, this exceptional two-bedroom semi-detached home has been extensively remodeled to offer a truly contemporary living experience. Step inside to discover a fabulous, open-plan downstairs area, seamlessly integrating living, dining, and a stunning kitchen. A focal point of this inviting space is the accredited log burner, promising warmth and ambiance on cooler evenings. The modern kitchen boasts a brand-new range cooker, perfect for culinary enthusiasts. Practicality meets style with a downstairs wet room.

Ascend to the upper floor, where two well-appointed bedrooms benefit from fitted wardrobes and elegant shutter blinds. This property boasts the added advantage of two bathrooms, ensuring convenience for all. Outside, the hard landscaping garden offers a low-maintenance yet stylish outdoor space. A substantial extension to the side enhances the living area, while a big shed provides ample storage. Further benefits include a driveway for off-road parking and a relatively young boiler (approximately 4-5 years old). This meticulously renovated home is a rare find, offering a blend of modern design, practical features, and a prime corner position.

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.

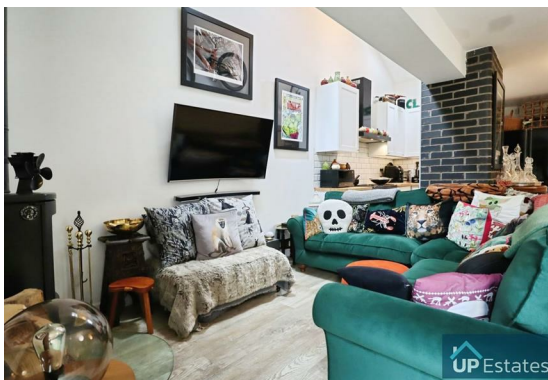
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

£285,000

- EXTENDED SEMI DETACHED HOUSE
- FULLY RENNOVATED
- MULTI FUEL BURNER
- OPEN PLAN LIVING
- MODERN SHOWER ROOM
- SKYLIGHTS IN THE KITCHEN
- TWO DOUBLE EBDROOMS
- LOW MAINTENECE GARDEN
- DRIVEWAY

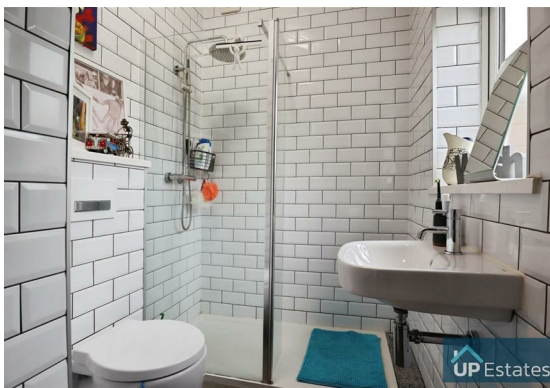




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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 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.





Arnold Road, Stoke Golding, Nuneaton





Total Area: 76.4 m² ... 822 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/ or funding purposes. This plan is for illustrative purposes only and should be used as such.

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