

3 Bedroom House - Detached
located on Marsdale Drive,
Nuneaton
£295,000

UP Estates



£295,000

- DETACHED
- UTILITY ROOM
- SPACIOUS LIVING ROOM
- KITCHEN/ DINER
- GARAGE
- DRIVEWAY
- DOWNSTAIRS WC
- WELL MAINTAINED GARDEN
- THREE BEDROOMS

*** DETACHED HOUSE - THREE BEDROOMS - DRIVEWAY - UTILITY ROOM - INTEGRAL GARAGE - WELL MAINTAINED GARDEN - WC - SPACIOUS LIVING ROOM ***

Step into this charming three-bedroom detached home situated in a desirable area of Nuneaton. The property offers a well-designed layout, perfect for modern family living. The spacious living room provides a welcoming and comfortable area for relaxation and entertaining guests. Adjacent is a sociable kitchen/dining room, creating a central hub for family meals and gatherings. Adding to the ground floor convenience is a practical downstairs WC, and a separate utility room enhances functionality, offering internal access to the integral garage – a valuable addition for parking and storage.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable and private space. The family bathroom is well-appointed to serve the needs of the household. Outside, the property features a well-maintained rear garden, providing a pleasant outdoor retreat for recreation and relaxation. To the front, a driveway offers convenient off-road parking, leading to the integral garage. This detached home presents a wonderful opportunity to establish roots in a sought-after location, offering a blend of space, practicality, and desirable features.

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





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.



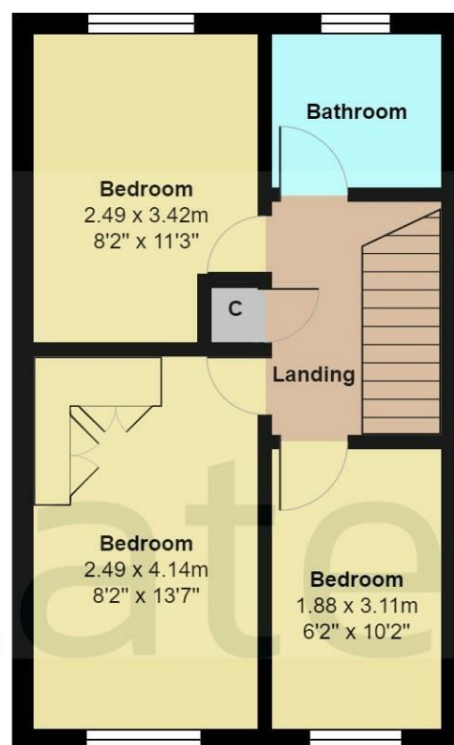
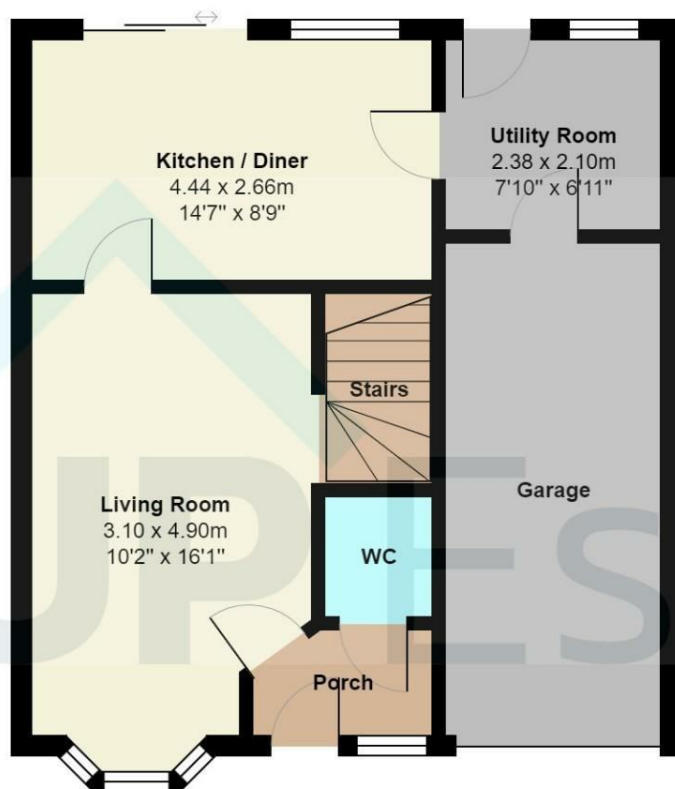
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Marsdale Drive, Nuneaton





Total Area: 89.3 m² ... 962 ft²

All measurements are approximate and for display purposes only

CONTACT

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