



**3 Bedroom House - Semi-Detached**  
**located on Portland Drive,**  
**Nuneaton**  
**£270,000**

**UP Estates**





£270,000

- EXTENDED TO THE FRONT AND REAR
- THREE BEDROOMS
- INTEGRAL GARAGE
- LIVING ROOM
- KITCHEN/DINING ROOM
- DRIVEWAY FOR MULTIPLE CARS
- DOWNSTAIRS WC
- PERFECT FAMILY HOME
- WELL MAINTAINED GARDEN

\*\*\* SEMI DETACHED - EXTENDED - THREE BEDROOMS - OPEN PLAN KITCHEN/DINING ROOM - INTEGRAL GARAGE - DRIVEWAY FOR MULTIPLE CARS - WELL MAINTAINED GARDEN\*\*\*

Step into this substantial three-bedroom semi-detached home, significantly extended to both the front and rear, offering an abundance of living space in the sought-after Nuneaton area. Upon entering, you are greeted by a spacious entrance hall, setting the tone for the generous proportions found throughout. The ground floor features a convenient downstairs WC, a comfortable living room perfect for relaxation, and a modern, open-plan kitchen/dining room, creating a fantastic hub for family life and entertaining. An integral garage, complete with an electric garage door for ease and security, provides secure parking or additional storage, easily accessible from within the property.

Ascending to the first floor, you will find three well-proportioned bedrooms, offering comfortable private spaces for all. A family bathroom serves the household. Outside, the property boasts a well-maintained garden, providing a pleasant outdoor retreat for recreation and enjoyment. A driveway to the front offers ample parking space for multiple vehicles. Situated conveniently close to a local park and a range of local amenities, this extended semi-detached home offers a fantastic opportunity for families seeking extra space and a well-located property in Nuneaton.

## 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.







Portland Drive, Nuneaton





Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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