



**3 Bedroom House - Detached**  
**located on Windermere Avenue,**  
**Nuneaton**  
**£295,000**

**UP Estates**



## BEAUTIFULLY PRESENTED TWO/THREE BEDROOM DETACHED | BACKING ONTO AMBLESIDE SPORTS GROUND | DRIVEWAY & GARAGE

Situated on the ever-popular Windermere Avenue in St Nicolas Park, Nuneaton, this beautifully presented two/three bedroom detached home is perfectly positioned for families and professionals. The property benefits from being close to local shops, parks, and bus routes, while Nuneaton town centre, train station, and road links including the A5, M6, and M69 are all within easy reach.

Internally, the home is ready to move into and has been maintained to a high standard throughout. The ground floor features a spacious lounge and downstairs bedroom (currently used as a Dining Room), a modern downstairs shower room, and a well-fitted kitchen. Upstairs, you'll find two spacious double bedrooms, one with its own WC ensuite, along with excellent storage space.

Outside, the property continues to impress with a beautifully maintained rear garden, a garage, and a driveway providing parking for multiple vehicles.

# £295,000

- PRIME LOCATION IN ST NICOLAS PARK
- BEAUTIFULLY PRESENTED & READY TO MOVE INTO
- TWO UPSTAIRS SPACIOUS DOUBLE BEDROOMS (ONE WITH ENSUITE)
- VERSATILE GROUND FLOOR BEDROOM & SPACIOUS LOUNGE
- MODERN DOWNSTAIRS SHOWER ROOM
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- GARAGE FOR STORAGE OR ADDITIONAL PARKING





### IMPORTANT NOTE TO PURCHASERS

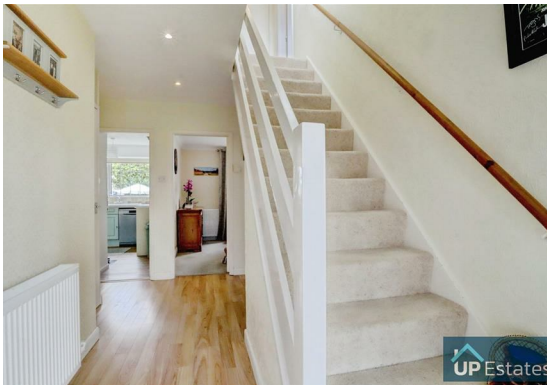
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



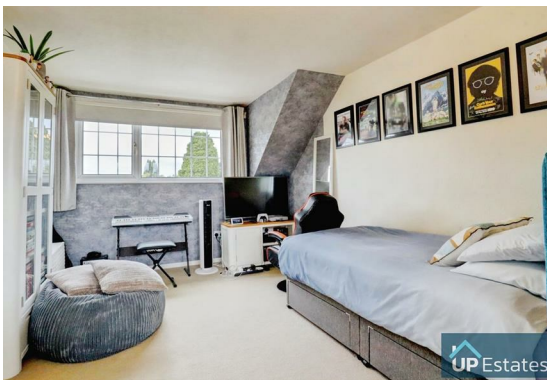


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.





Windermere Avenue, Nuneaton





## CONTACT

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