



**2 Bedroom House - Terraced**  
**located on Julius Way, Nuneaton**  
**Offers Over £205,000**

**UP Estates**



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## Offers Over £205,000

- MODERN TWO-BED MID TERRACED HOME
- SOUGHT-AFTER ST NICHOLAS PARK AREA
- QUIET POSITION OVERLOOKING A PLAYGROUND
- MODERN KITCHEN/DINER WITH GARDEN ACCESS
- TWO GENEROUS BEDROOMS
- STUNNING FAMILY BATHROOM
- DOWNSTAIRS WC
- PERFECT FOR FIRST-TIME BUYERS OR INVESTORS
- STILL BENEFITS FROM 10-YEAR NHBC WARRANTY
- SOUTH-WEST FACING GARDEN WITH PATIO & GENEROUS ACCESSWAY

\*\*NO CHAIN!\*\* | MODERN TWO-BED TERRACED | PERSIMMON-BUILT IN 2022 | NHBC WARRANTY | PRIME ST NICHOLAS PARK LOCATION

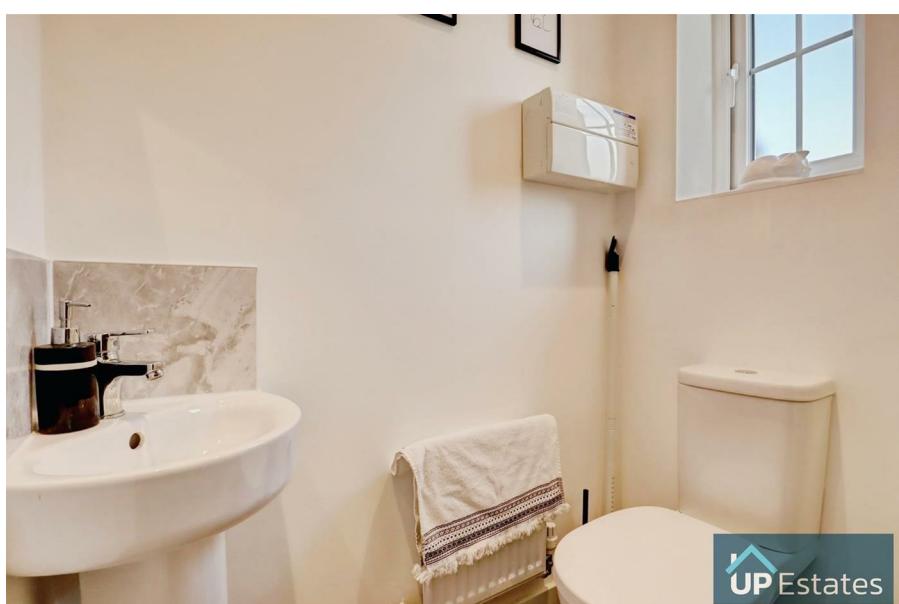
Situated on the popular Eaton Place development just off Higham Lane in the highly desirable St Nicholas Park area of Nuneaton, this beautifully presented two-bedroom mid-terraced home combines stylish modern living with peace of mind for the future. Built by Persimmon Homes in October 2022, all fixtures, fittings, and carpets are under three years old, with the property still benefitting from its 10-year NHBC warranty.

Perfectly located, the home sits within catchment for Milby Primary School, the newly opened Higham Lane North School, and the ever-popular Higham Lane School, making it an ideal choice for families. Local shops, parks, and amenities are nearby, while excellent road links via the A5, A444, and M6 put Coventry, Leicester, and Birmingham within easy reach.

The property offers a deceptively spacious layout. The ground floor features a welcoming entrance hall with downstairs WC, a good-sized living room, and a modern kitchen/diner opening onto the garden. Upstairs, two generous bedrooms are served by a stylish family bathroom.

Outside, the home enjoys a south-west facing rear garden with patio pathway and a larger-than-average gated accessway, ideal for summer evenings. To the front there is a private parking space, with the property overlooking a well-kept play area and established green space, creating a quiet and open feel to the setting.

As a freehold property, the home offers long-term security, while still contributing a small shared maintenance fee for communal areas across the development





## 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.

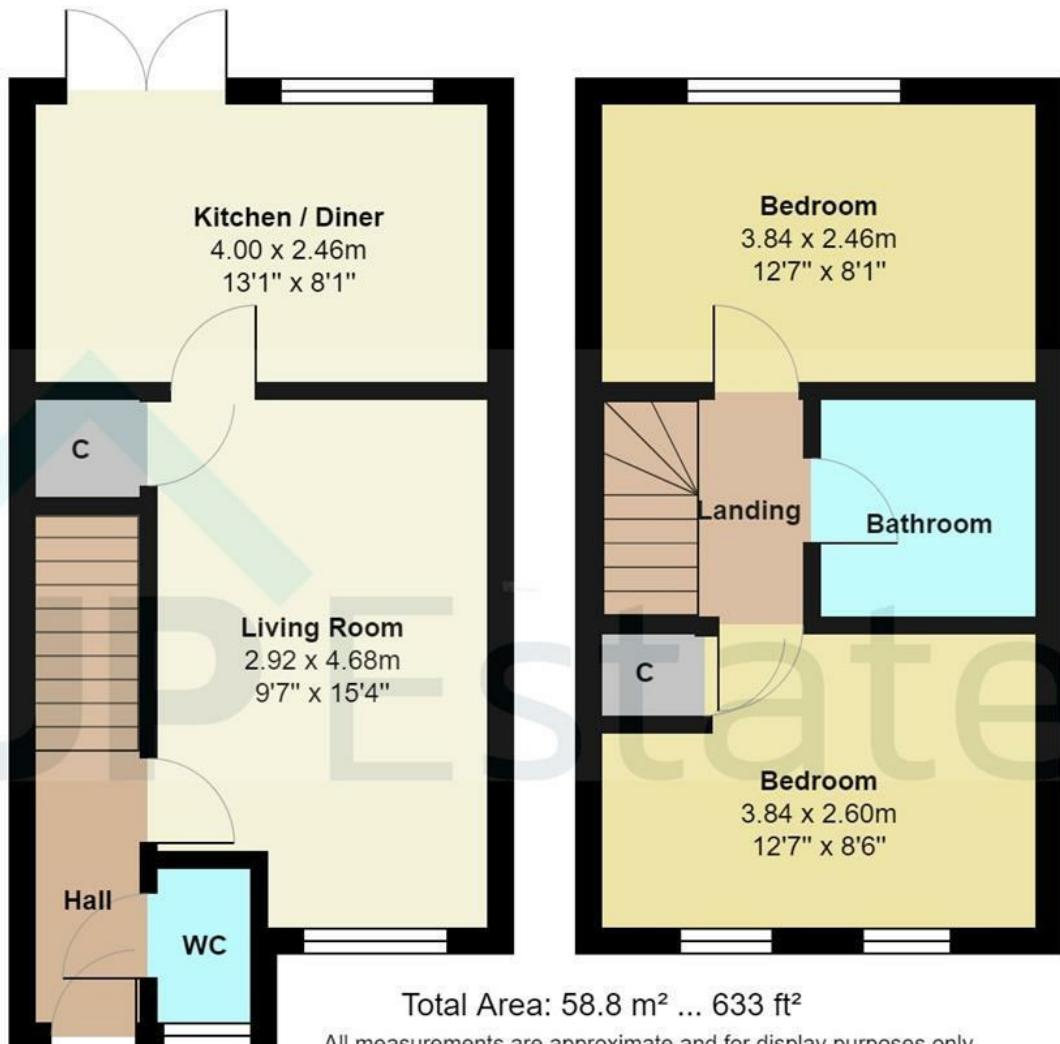
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Julius Way, Nuneaton





## CONTACT

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