# 3 Bedroom House - Semi-Detached

## located on Ansley Road, Nuneaton

## £260,000

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£260,000

- NO UPWARD CHAIN
- POPULAR STOCKINGFORD LOCATION WITH SCHOOLS & AMENITIES NEARBY
- THREE-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE OPENING INTO DINING ROOM
- SLIDING DOORS WITH STUNNING VIEWS OVER COUNTRYSIDE & SEESWOOD POOL
- KITCHEN WITH GOOD STORAGE + DOWNSTAIRS WC
- TWO GENEROUS DOUBLE BEDROOMS + ONE SINGLE
- LANDSCAPED REAR GARDEN WITH PATIO, LAWN & OPEN OUTLOOK

THREE-BED SEMI-DETACHED HOME | COUNTRYSIDE & SEESWOOD POOL VIEWS | NO UPWARD CHAIN | DRIVEWAY & LANDSCAPED GARDEN

Set along Ansley Road in the popular Stockingford area of Nuneaton, this well-proportioned three-bedroom semi-detached property enjoys a prime position backing directly onto open countryside with stunning views across fields and Seeswood Pool. The location combines a peaceful outlook with everyday convenience, offering easy access to local shops, schools, and transport routes including the A444, A5, M6 and M42.

The ground floor features a welcoming entrance hallway, a spacious living room flowing into a dining area with sliding doors opening directly onto the garden — perfectly framing the uninterrupted countryside views. The fitted kitchen provides ample storage and workspace, while a practical downstairs WC adds extra family convenience.

Upstairs, the property offers two spacious double bedrooms, a good-sized single, and a family bathroom. High ceilings throughout enhance the feeling of space and light.

Externally, the front provides a driveway for two vehicles, while the rear garden is a real highlight — landscaped with patio and lawn, bordered by mature shrubs and fencing for privacy, and benefitting from direct panoramic views across fields and Seeswood Pool, ideal for outdoor dining and relaxation.

## 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.

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# Ansley Road, Nuneaton

Total Area: 80.6 m² ... 868 ft²

All measurements are approximate and for display purposes only

**CONTACT**

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