



3 Bedroom Bungalow - Detached
located on Windermere Avenue,
Nuneaton
Offers Over £350,000

UP Estates



****No Upward Chain - Three Bedroom Detached Bungalow - Highly Sought After St Nicolas Park Location****

Don't miss this fantastic opportunity to own this beautifully presented three bedroom detached bungalow. It offers a spacious living space with its large open plan kitchen and dining area, perfect for entertaining friends and family. There are two good sized reception rooms for relaxing and dinner parties. The property has a family bathroom and a separate WC for convenience, two double bedrooms and a single bedroom. The property benefits from a private rear garden perfect for relaxing and entertaining with friends and family. The loft space is also fully insulated and boarded making it ideal for extra storage space. The property also boasts a detached garage with lighting and electric sockets, and private driveway to accommodate up to four cars making it perfect for growing families needing more space.

This property is set in the highly desirable residential area of St Nicolas Park, making it perfectly positioned for growing families and working professionals. It's only walking distance to the much sought after Higham Lane Secondary and St Nics Primary Schools, with other schools and North Warwickshire and South Leicestershire College, local restaurants and local amenities also being nearby.

Offers Over £350,000

- NO UPWARD CHAIN
- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS OPEN-PLAN KITCHEN AND DINING AREA
- TWO GENEROUS RECEPTION ROOMS
- FAMILY BATHROOM AND SEPERATE WC
- DETACHED GARAGE AND PRIVATE DRIVEWAY FOR FOUR CARS
- PRIVATE REAR GARDEN
- PERFECT FOR FAMILIES AND PROFESSIONALS
- WALKING DISTANCE TO EXCELLENT SCHOOLS AND LOCAL AMENITIES





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.

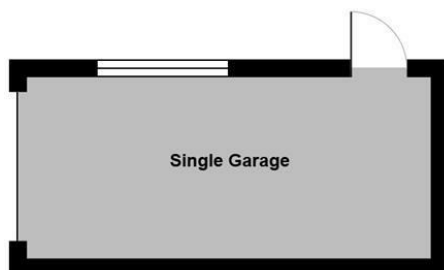
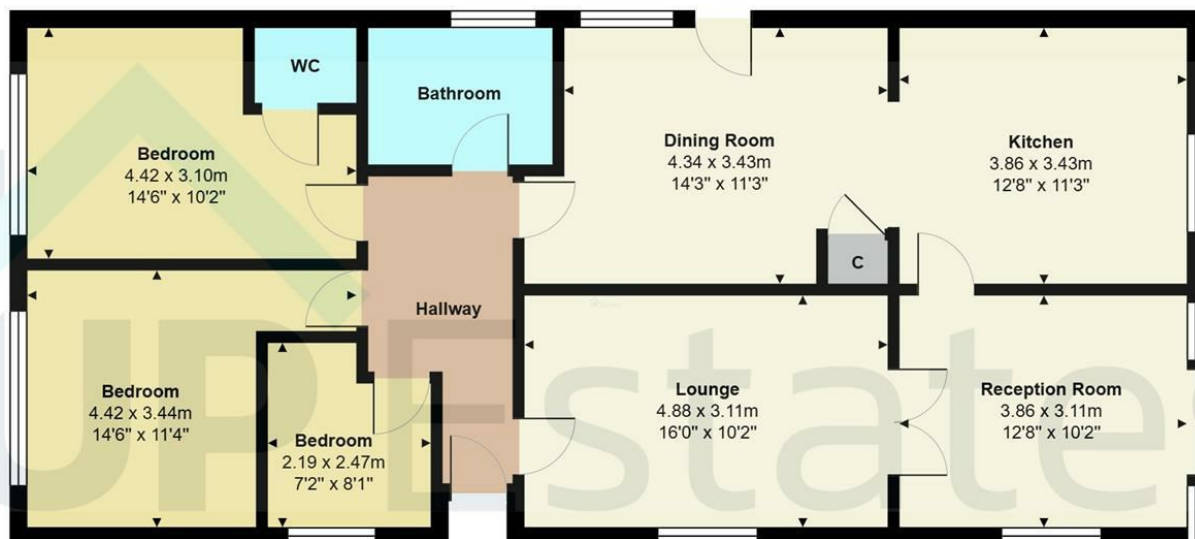
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Windermere Avenue, St Nicolas Park, Nuneaton





Total Area: 103.6 m² ... 1116 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates