



**6 Bedroom House - Detached**  
**located on Holsworthy Close,**  
**Nuneaton**  
**£485,000**

**UP Estates**





**\*\*NO CHAIN SALE ON A SPACIOUS FAMILY HOME - RARE OPPORTUNITY!\*\*** Very well presented and maintained family home - with more bedrooms than usual with six bedrooms in total - all upstairs and all on one floor! The expansive ground floor also offers superb living accommodation via three separate reception rooms, refitted kitchen and utility room, WC and integral garage - **CHECK OUT THE FLOORPLAN** to appreciate the scope of accommodation on offer.

The rear garden is a standout feature benefitting from a lovely southwest orientation, and being non-overlooked and well screened from the neighbours via the plethora of shrubbery and trees, with laid lawn, patio, decking and shed, as well as side elevation access to the front on one side and handy side elevation storage on the other side.

Situated on a quiet street in the ever sought after Horestone Grange area of Nuneaton - nearby to x3 well regarded High Schools, Nuneaton train station with circa 1 hour trains to London, as well as within comfortable walking distance for most of Nuneaton town centre, as well as a host of other amenities making this a superb place to live on all fronts! Get in touch to arrange your viewing.

**£485,000**

- NO CHAIN SALE - QUICK MOVE AVAILABLE!
- EXTENDED DETACHED FAMILY HOME
- SIX BEDROOMS
- TWO BATHROOMS + GROUND FLOOR WC
- DRIVEWAY & SINGLE GARAGE PARKING
- QUIET CUL DE SAC POSITION
- NON OVERLOOKED LOVELY SOUTH WEST FACING REAR GARDEN
- THREE GROUND FLOOR RECEPTION ROOMS
- REFITTED KITCHEN AND TWO BATHROOMS
- SOUGHT AFTER LOCATION





## **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended





as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







Holsworthy Close, Horestone Grange, Nuneaton







Total Area: 152.0 m<sup>2</sup> ... 1636 ft<sup>2</sup> (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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

 UP Estates