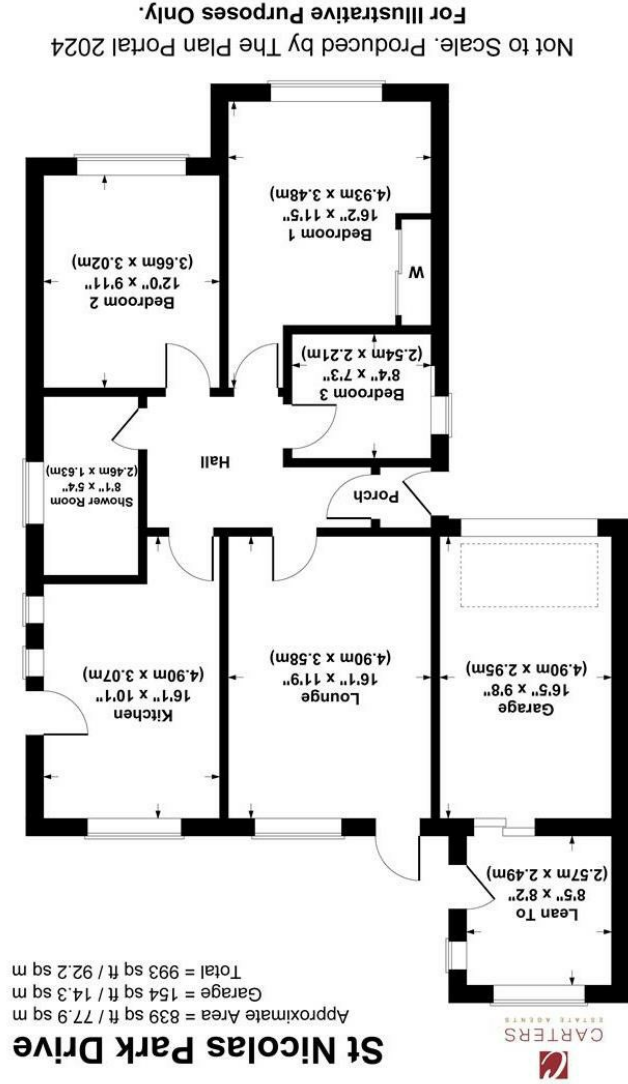


28 St. Nicolas Park Drive
 Nuneaton, CV11 6DJ
 £330,000

3 1 1 E



Floor Plan



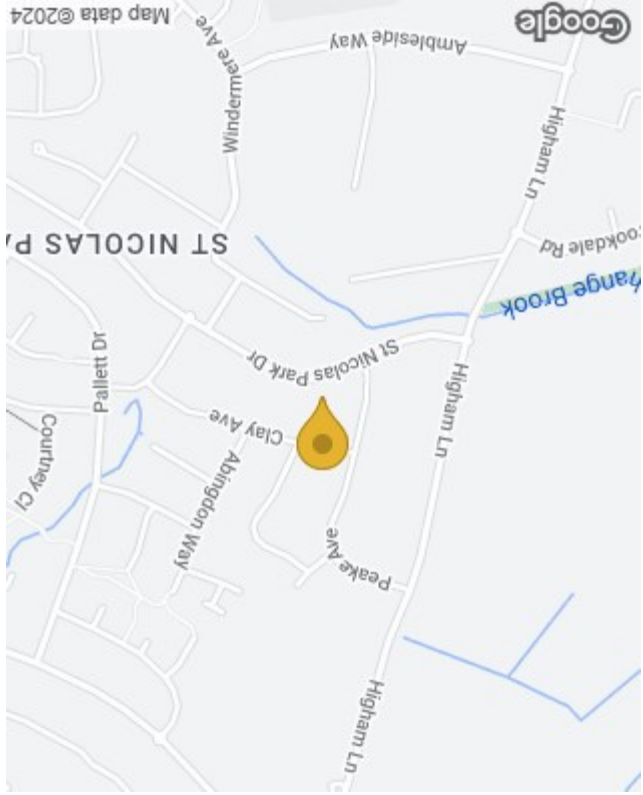
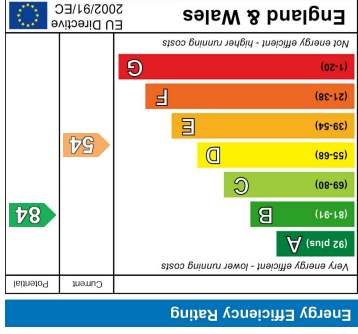
St Nicolas Park Drive
 Approximate Area = 839 sq ft / 77.9 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 993 sq ft / 92.2 sq m

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map

28 St. Nicolas Park Drive

Nuneaton, CV11 6DJ

****NO UPWARD CHAIN**PRIME LOCATION****

Carters are thrilled to present this well maintained three bedroom linked detached bungalow, nestled in the highly desirable St Nicolas Park Estate. This prime location offers convenient access to local amenities and excellent transport links, ensuring that Nuneaton's town centre is within easy reach.

Available with no upward chain, this charming bungalow is designed for comfortable ground-floor living and boasts well-planned accommodation throughout.

The property comprises a welcoming side entrance porch leading into a central hallway that provides access to all the main rooms. The inviting lounge overlooks the mature rear garden, offering a peaceful setting for relaxation. The spacious breakfast kitchen is fitted with an array of modern units and contrasting worktops, making it perfect for both casual dining and entertaining. The main bedroom features a built-in wardrobe for ample storage, complemented by two additional bedrooms that provide generous living space. A contemporary shower room completes the interior layout.



Outside, the property benefits from a block-paved driveway that offers ample off road parking and leads to the side entrance door and garage. The rear garden boasts a large paved patio ideal for alfresco dining and entertaining. The garden is beautiful with mature shrubs and plants, creating a private and tranquil oasis.

With its no upward chain status and superb location, this bungalow is anticipated to be in high demand. We highly recommend scheduling an early viewing to fully appreciate the quality and convenience this property has to offer. Book your viewing today to avoid disappointment.

Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.

