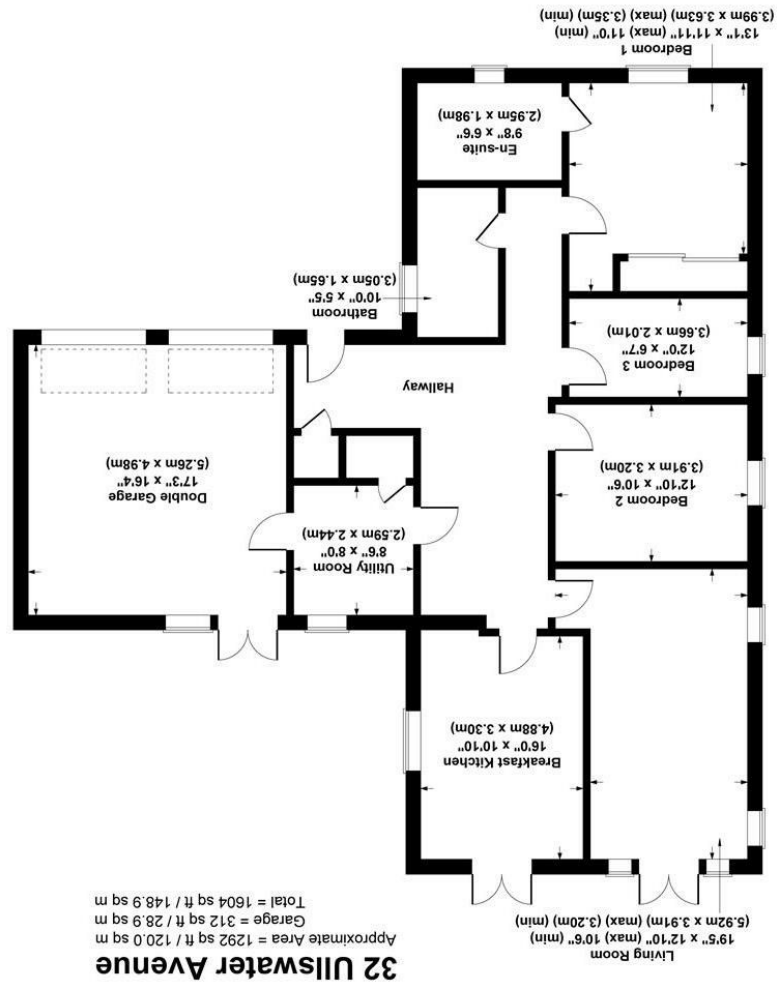


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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

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



Floor Plan

England & Wales	
EU Directive 2002/91/EC	Current (Final)
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Rating: 67 (Current), 80 (Final)

Energy Efficiency Graph



Area Map



CARTERS
ESTATE AGENTS

32 Ullswater Avenue
 Nuneaton, CV11 6HR
 £395,000



32 Ullswater Avenue

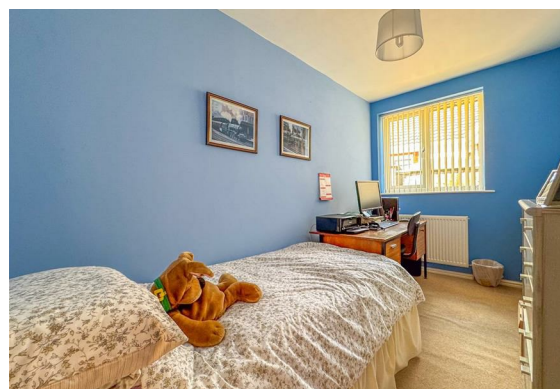
Nuneaton, CV11 6HR

An immaculately presented and meticulously maintained spacious bungalow situated in the highly desirable St Nicolas Park Development. This sought-after location offers numerous local shops, amenities, and convenient bus routes, making it an ideal choice for downsizers. The current owner has updated the property with a new kitchen, bathroom, ensuite, and a replacement boiler in 2022, ensuring this bungalow is ready for immediate occupancy. With 1,200 sq. ft. of flexible and versatile accommodation, this home can be easily adapted to suit your needs.

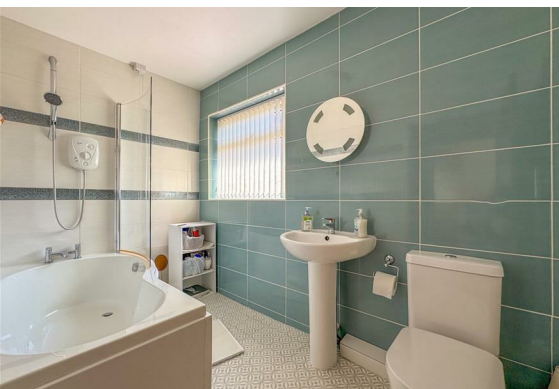
Set back nicely from the road, the property features a large frontage with ample parking and the added benefit of a double garage. The well-maintained garden is a true highlight, making viewing an absolute must.

Upon entering through the side entrance, you are welcomed by a spacious hallway. To the front elevation, there is a double bedroom featuring a range of fitted wardrobes and a modern en-suite with a double walk-in shower unit, mains shower, and a stylish two-piece suite. Additionally, the modern bathroom boasts a white three-piece suite with an electric shower and tiled walls.

Two further bedrooms are located



in the centre of the bungalow: one double-sized and another single, currently used as a study. The rear elevation houses a spacious living room with a wall-mounted feature gas fire and French doors leading to the garden. The modern kitchen is equipped with a range of gloss-fitted units, an integrated double oven, hob, and dishwasher. There's also space for a dining table and additional French doors opening to the garden.



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.