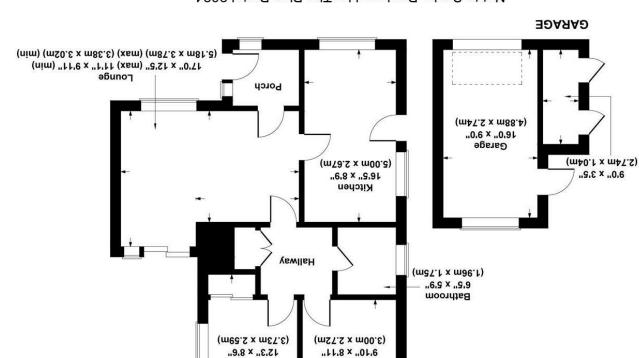
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not tely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms 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.



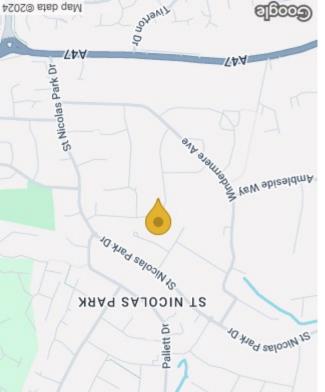
Bedroom

Bedroom

CARTERS

Approximate Area = 682 sq ft / 63.3 sq m Garage = 179 sq ft / 16.6 sq m Total = 861 sq ft / 79.9 sq m

Ullswater Avenue



83

Energy Efficiency Graph

England & Wales

Area Map

7

Floor Plan



27 Ullswater Avenue Nuneaton, CV11 6HR

This beautifully presented twobedroom detached bungalow sits on an impressive plot in the highly sought-after St Nicolas Park Estate, offering convenient access to a range of local shops and amenities. With spacious, wellmaintained interiors and generous outdoor space, this property is move-in ready and is being offered for sale with No Upwards Chain. Viewing is highly recommended.

Upon entering the bungalow, you are welcomed into a porch that leads into a bright and airy living room with dual aspect windows to the front and rear. The room is enhanced by a feature fireplace with an electric fire, while patio doors open onto the rear garden, providing a lovely indoor-outdoor flow. The kitchen dining room is fitted with a range of units and includes an integrated double oven, electric hob, and extractor fan. There's also plumbing for a washing machine and ample space for a dining table, making it an ideal space for both cooking and entertaining.

At the rear of the property, you'll find two generously sized double bedrooms, with one featuring fitted wardrobes for additional storage. Both bedrooms share a modern bathroom, which is equipped with a walk-in double shower unit, a sink, and a WC inset within a vanity unit, all

















complemented by stylish tiled surrounds.

Externally, the property offers plenty of outdoor space. The front features a large, flat block-paved driveway, providing off-road parking for multiple vehicles, with gated access leading to a detached garage. The rear garden is equally impressive, boasting a large paved patio area, perfect for outdoor entertaining, and two separate lawned areas bordered by mature shrubs. The garden is well-maintained and includes side access, offering additional convenience.





