



2 Bedroom House - End Terrace
located on Marans Grove, Nuneaton
£230,000

UP Estates



****Situating within a quiet and modern residential development in Marans Grove, Nuneaton, this beautifully presented two-bedroom end-terrace home is an ideal choice for first-time buyers, downsizers, or investors alike.****

On entering the property, you are welcomed into a spacious entrance hallway, leading through to a stylish modern kitchen offering generous cupboard and worktop space, perfect for everyday cooking. To the rear, the home boasts a spacious living room flooded with natural light, featuring French doors that open directly onto the garden, creating a lovely indoor-outdoor feel. Completing the ground floor is a convenient downstairs WC, adding extra practicality for modern living.

Upstairs, the property offers two well-proportioned bedrooms, including a main bedroom with built-in storage, along with a contemporary family bathroom fitted with both bath and shower facilities. Externally, the home benefits from a low-maintenance rear garden and a private driveway to the rear, providing off-road parking for two vehicles. Ideally located close to local shops, amenities and highly regarded schooling, including Higham Lane Secondary School, this fantastic home is not to be missed. Call us today to arrange your viewing.

£230,000

- MODERN TWO BEDROOM END TERRACE HOME
- MODERN FITTED KITCHEN WITH AMPLE STORAGE AND WORKTOP SPACE
- SPACIOUS REAR LIVING ROOM WITH FRENCH DOORS TO THE REAR GARDEN
- GROUND FLOOR WC FOR ADDED CONVENIENCE
- MAIN BEDROOM WITH BUILT IN CUPBOARD/ STORAGE
- LOW MAINTENANCE REAR GARDEN
- PRIVATE DRIVEWAY TO THE REAR PROVIDING PARKING FOR TWO CARS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EXCELLENT LOCAL SCHOOL - HIGHAM LANE SECONDARY
- LOCATED ON A NEW AND QUIET RESIDENTIAL ESTATE





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.

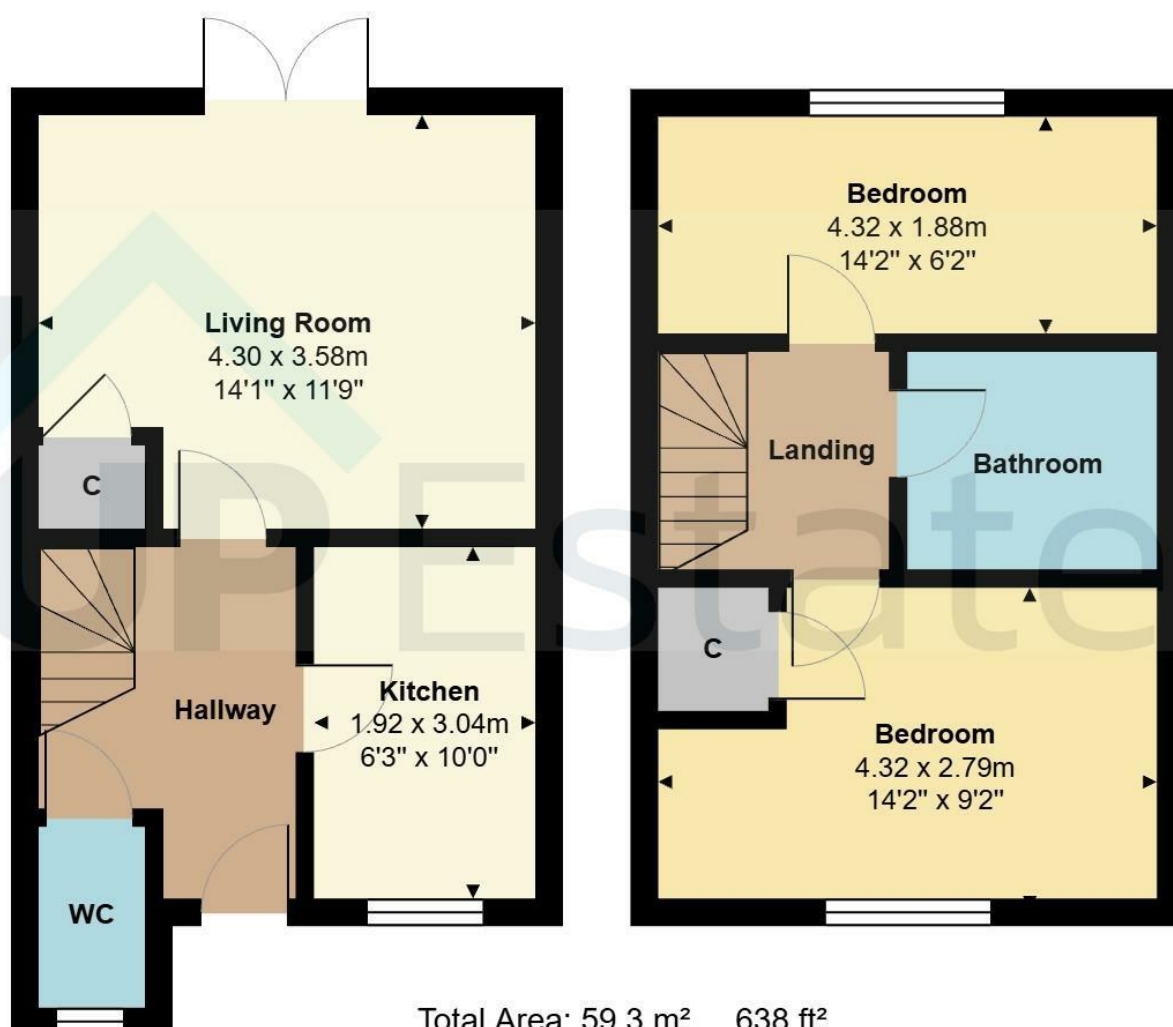
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Marans Grove, Nuneaton





Total Area: 59.3 m² ... 638 ft²

All measurements are approximate and for display purposes only

CONTACT

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