







3 Bedroom House - Semi-Detached

located on Barton Road, Nuneaton

£240,000

UP Estates

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£240,000

- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- WELL PROPORTIONED BEDROOMS INCLUDING SINGLE BEDROOM
- ENCLOSED GARDEN WITH PATIO AND PLANTED BEDS
- DRIVEWAY PARKING AND DETACHED GARAGE
- APPROXIMATELY 989 SQ FT PLUS GARAGE

THREE BEDROOM SEMI-DETACHED HOME | TWO RECEPTION ROOMS | REAR DINING ROOM | DETACHED GARAGE | ESTABLISHED REAR GARDEN

Situated on Barton Road in Nuneaton, this three-bedroom semi-detached home provides a practical family layout, with two separate reception rooms, a rear dining room and a detached garage. With approximately 989 sq ft of accommodation excluding the garage, there is flexibility for everyday living, dining and entertaining.

The entrance hall leads to a front lounge with a bay window, while a separate reception room to the rear connects to the dining room. Overlooking the garden, this additional space has double doors opening onto the patio. Alongside, the kitchen extends towards the rear of the property and features white gloss units, contrasting work surfaces and built-in ovens, with its own garden access. A ground floor WC completes the downstairs accommodation.

On the first floor, the landing serves three bedrooms and the family bathroom. Two bedrooms provide double accommodation, with the third offering a single bedroom or space to work from home. The bathroom includes a bath, wash basin and WC.

Outside, the enclosed rear garden is arranged over different levels, with a paved patio beside the house and steps leading to established planting, colourful flower beds and vegetable-growing areas. The layout provides space for seating as well as scope for keen gardeners to enjoy. To the front is block-paved off-road parking, with gates opening to the side access leading towards the detached garage.





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.





Barton Road, Nuneaton





Total Area: 91.9 m² ... 989 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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