



3 Bedroom House - Semi-Detached
located on Tomkinson Road,
Nuneaton
£245,000

UP Estates



****NO UPWARD CHAIN - MODERNISED THREE BEDROOM SEMI-DETACHED HOME - PRIVATE DRIVEWAY AND EXCELLENT POTENTIAL TO DEVELOP FURTHER STPP****

Beautifully modernised throughout, this impressive three-bedroom semi-detached home offers stylish, contemporary living in a convenient location close to Nuneaton Town Centre, making it an ideal purchase for first-time buyers, growing families and professionals. Upon entering, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home. To the front is a spacious living room, featuring a large window overlooking the front aspect and a central chimney breast, creating a focal point for the room.

To the rear of the property is a modern kitchen/diner, fitted with a range of contemporary wall and base units, generous worktop space, and ample room for dining. The kitchen also provides direct access to the rear garden, making it ideal for everyday living and entertaining. Completing the ground floor is a useful under-stairs storage cupboard and a convenient downstairs WC. The first floor offers three well-proportioned bedrooms, all served by a stylish family bathroom comprising a bath with overhead shower and glass screen.

Externally, the property benefits from a private driveway providing off-road parking to the front. To the rear is a generous enclosed garden with both patio and lawn areas, offering an excellent outdoor space with plenty of potential for landscaping, extending (subject to the necessary permissions), or simply enjoying with family and friends. Ideally situated within easy reach of Nuneaton Town Centre, the property enjoys excellent access to a wide range of local shops, schools, transport links, and everyday amenities, all just a short walk or drive away.

£245,000

- NO UPWARD CHAIN
- RECENTLY MODERNISED THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS FAMILY LIVING ROOM WITH CENTRAL CHIMNEY BREAST FEATURE
- MODERN KITCHEN/ DINER WITH DIRECT GARDEN ACCESS
- CONTEMPORARY FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER WITH GLASS SCREEN
- CONVENIENT GROUND FLOOR WC AND UNDER-STAIRS STORAGE
- PRIVATE DRIVEWAY FOR OFF ROAD PARKING
- GENEROUS REAR GARDEN/ PATIO WITH EXCELLENT FURTHER POTENTIAL TO DEVELOP (STPP)
- CONVENIENT LOCATION CLOSE TO NUNEATON TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS AND GROWING FAMILIES





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.

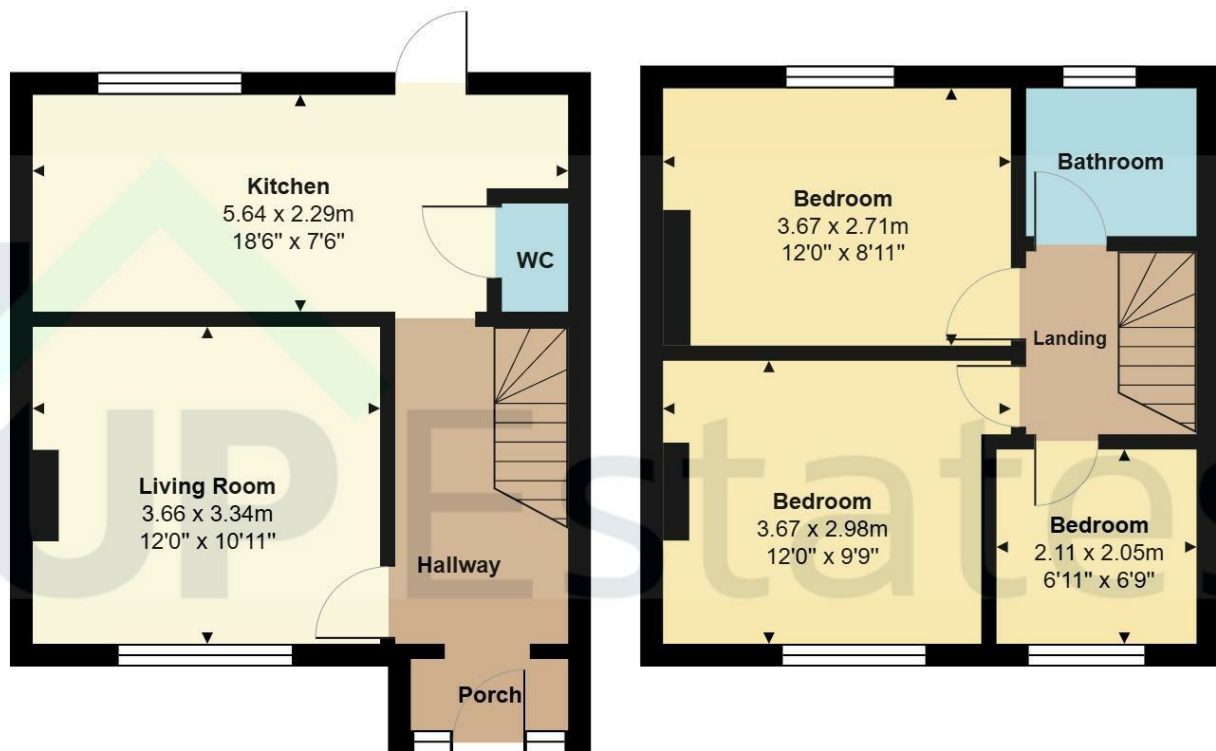
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Tomkinson Road, Nuneaton





Total Area: 67.1 m² ... 722 ft²

All measurements are approximate and for display purposes only

CONTACT

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