

2 Bedroom House - End Terrace
located on Rannoch Drive,
Nuneaton
£189,000

UP Estates



****NO UPWARD CHAIN, TWO BEDROOM END TERRACE HOME**** Situated in a quiet residential area of Nuneaton, this home offers comfortable living space ideal for first-time buyers, small families, or investors.

The property welcomes you through an entrance hall which leads directly into a bright front living room, perfect for relaxing at the end of the day whilst enjoying pleasant views over the front lawn area. There is also a useful understairs cupboard, providing additional storage. To the rear, the home features an open-plan kitchen/diner fitted with a range of cupboards and worktops, with ample space for a dining table—perfect for everyday living and entertaining. French doors open into a practical lean-to area, which in turn leads out to the beautiful rear garden. The garden benefits from side access to the front of the property and extends to a private driveway at the rear, offering off-road parking for up to two vehicles. The beautiful garden also features multiple fruit trees and lovely flowers throughout creating an excellent spot to relax and enjoy during those summer months. Upstairs, the first floor comprises two well-proportioned bedrooms, with the main bedroom featuring built-in storage cupboards for added convenience. Completing the accommodation is a family bathroom fitted with a bath and overhead shower, catering to all preferences. This home also has the added benefit of a recently updated boiler and the same goes for the radiators. Conveniently located close to local shops, schools, and amenities, this property combines peaceful surroundings with everyday practicality.

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- NO UPWARD CHAIN
- TWO BEDROOM END TERRACE HOME
- OPEN-PLAN KITCHEN/ DINER IDEAL FOR ENTERTAINING
- FRENCH DOORS TO LEAN TO AND GARDEN ACCESS
- MAIN BEDROOM WITH BUILT IN STORAGE CUPBOARDS
- FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- BEAUTIFUL ENCLOSED REAR GARDEN WITH SIDE ACCESS
- PRIVATE DRIVEWAY TO THE REAR PROVIDING OFF ROAD PARKING FOR TWO CARS
- QUIET RESIDENTIAL LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES





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.



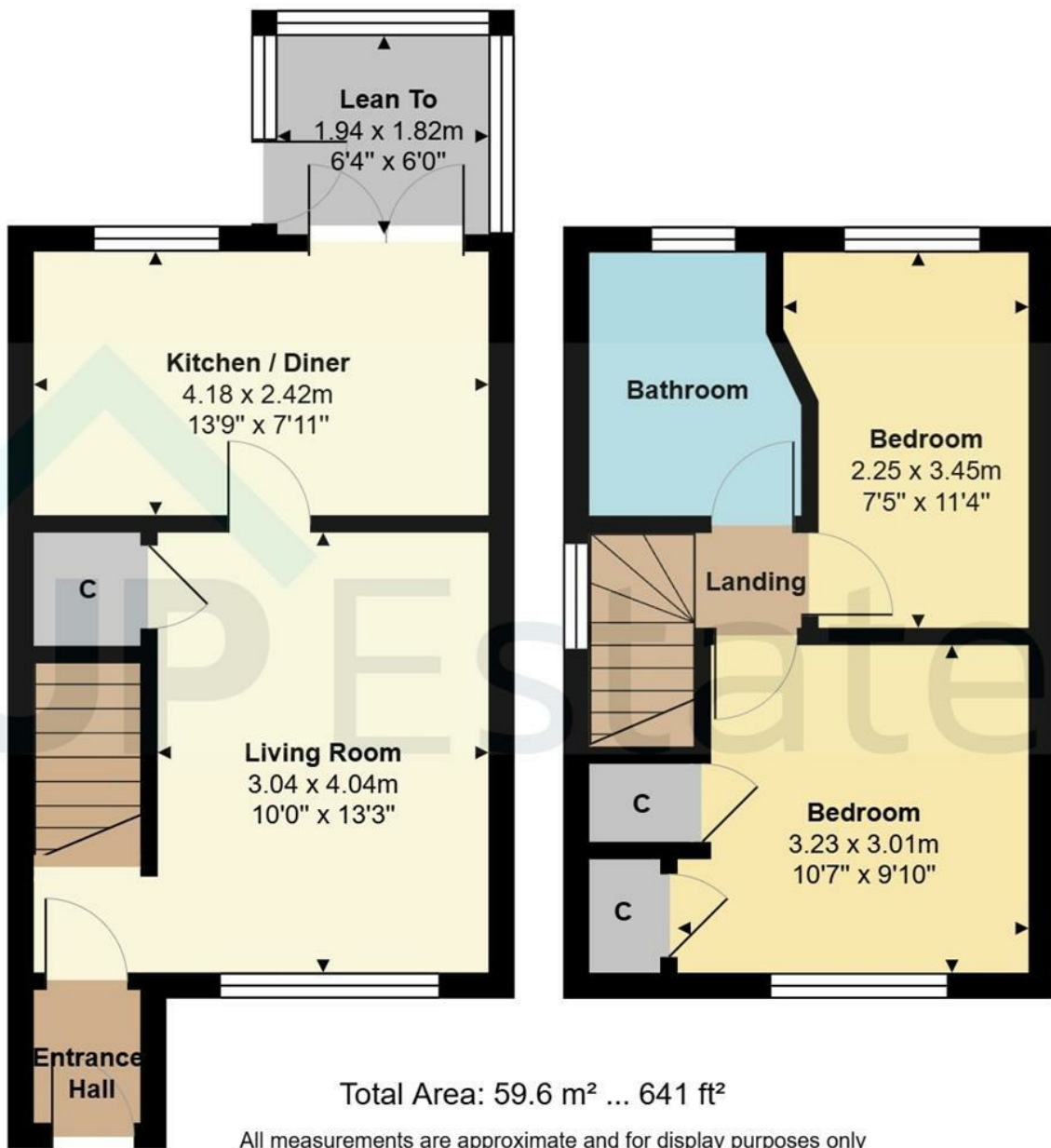
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Rannoch Drive, Nuneaton





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