







2 Bedroom House - Terraced

located on Granby Road, Nuneaton

£140,000

UP Estates

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£140,000

- NO UPWARD CHAIN
- TWO GENEROUS DOUBLE BEDROOM TERRACE HOME
- OPEN-PLAN LOUNGE AND DINING SPACE
- FITTED KITCHEN WITH BREAKFAST BAR
- GROUND FLOOR BATHROOM WITH WALK-IN SHOWER
- REAR GARDEN AND STORE OFFERING EXCELLENT POTENTIAL TO LANDSCAPE
- EXCELLENT OPPORTUNITY TO UPDATE AND PERSONALISE
- ON STREET PARKING READILY AVAILABLE

NO UPWARD CHAIN - TWO DOUBLE BEDROOMS | OPEN PLAN LIVING | REAR GARDEN & SEPARATE STORE | OPPORTUNITY TO MODERNISE

Situated on Granby Road, Nuneaton, this two double bedroom terraced home offers open plan living, the property will require some updating but is an excellent opportunity for buyers to put their own stamp on a home with generous living space and a practical layout.

The front door opens directly into the open plan lounge, dining area and kitchen. There is space to arrange both seating and dining furniture, with a chimney breast focal point to the living area. Stairs rise to the first floor, while the kitchen sits towards the rear, fitted with built in cabinets and worktops including a breakfast bar for casual dining. Beyond the kitchen is a ground floor shower room with a walk-in shower, wash basin and WC. A glazed lean-to provides an additional sheltered space and access to the rear garden. Upstairs, a small landing leads to two generous double bedrooms, positioned at the front and rear of the property. Both offer useful proportions, with a built-in cupboard to the front bedroom and an airing cupboard to the rear.

Outside, the rear garden offers scope for buyers to restore and arrange the space to suit their needs. A separate store provides useful additional storage. With two double bedrooms and an open plan ground floor, this home will appeal to buyers seeking a property they can improve over time or purchase as a buy to let investment.







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.

Granby Road, Nuneaton



Total Area: 73.5 m² ... 791 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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