







3 Bedroom House - Semi-Detached

located on Fraser Close, Nuneaton

£240,000

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£240,000

- THREE BEDROOM SEMI-DETACHED HOME
- MODERN FRONT FACING KITCHEN COMPLETE WITH A RANGE OF INTEGRATED UNITS
- OPEN-PLAN LIVING AND DRINING ROOM WITH VIEWS TO THE BEAUTFUL GARDEN
- FAMILY BATHROOM WITH BOTH A BATH AND OVERHEAD SHOWER TO SUIT ALL PREFERENCES
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING
- INTEGRATED GARAGE OFFERING SECURE PARKING FOR SMALL VEHICLES ALONG WITH EXTRA STORAGE
- LOCAL SHOPS, SCHOOLS AND A RANGE OF AMENITIES WITHIN A SHORT DRIVE
- TRIPLE 'A' FOODHALL IS A NOTABLE SHOP THAT IS NOT TO BE MISSED

THREE BEDROOM SEMI-DETACHED HOME | OPEN-PLAN LIVING & DINING | PRIVATE DRIVEWAY & INTEGRATED GARAGE

Located within a quiet residential setting in Nuneaton, this three-bedroom semi-detached home offers well-proportioned accommodation, a private rear garden and views across the playing field beyond. Local shops, schools and a good range of everyday amenities are all within a short drive, making the property well placed for both families and first-time buyers.

The property is entered via a useful porch leading into the hall, with access to the main living accommodation, kitchen and integrated garage. Positioned to the front of the property, the modern kitchen provides a practical space for everyday cooking complete with the plenty of integrated units, and is further complemented by the generous open-plan living and dining room to the rear. The living and dining area provides a relaxed and comfortable space for both day-to-day life and entertaining, with the two rooms flowing naturally together. The dining area benefits from French Doors opening directly onto the beautiful rear garden. To the first floor are three good-sized bedrooms, all served by the family bathroom, together with built in storage cupboards.

Externally, the property benefits from a private driveway to the front, providing parking and access to the integrated garage. The garage offers secure parking for a smaller vehicle and or useful additional storage. To the rear is a beautiful private garden to enjoy year round. A well-located home offering a good balance of living space, parking and outdoor space, making it well worth viewing.





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.



Fraser Close, Nuneaton



Total Area: 80.8 m² ... 870 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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