







2 Bedroom House - End Terrace

located on Duke Street, Nuneaton

£140,000

UP Estates

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£140,000

- NO UPWARD CHAIN
- TWO BEDROOM END TERRACE HOME
- TWO GENEROUS RECEPTION ROOMS
- KITCHEN WITH A BUILT IN OVEN AND HOB WITH SPACE FOR A RANGE OF APPLIANCES
- SPACIOUS FAMILY BATHROOM WITH EXCELLENT POTENTIAL TO DEVELOP
- DETACHED GARAGE TO THE REAR OFFERING ADDITIONAL STORAGE
- ON STREET PARKING READILY AVAILABLE TO THE FRONT & SIDE
- WALKING DISTANCE TO NUNEATON TOWN CENTRE, SHOPS AND LOCAL AMENITIES
- OPPORTUNITY TO UPDATE & PERSONALISE

NO UPWARD CHAIN | TWO BEDROOM END TERRACE HOME | TWO GENEROUS RECEPTION ROOMS | DETACHED GARAGE FOR ADDITIONAL STORAGE

Offered for sale with no upward chain, this two bedroom end terrace home on Duke Street, Nuneaton, offers an opportunity to put your own stamp on a property within walking distance of local shops, everyday amenities and Nuneaton town centre. With two generous reception rooms and a detached garage, it would suit first time buyers or investors considering a buy to let purchase.

The front entrance opens into the dining room, providing a separate space for meals and entertaining. This then flows seamlessly into the living room, where windows to two aspects bring in plenty of natural light. The layout gives buyers flexibility to arrange the two reception rooms around their needs. To the rear, the kitchen provides a range of cabinets and worktop space, together with a fitted oven, hob and space for appliances. An external store offers additional practical storage.

Upstairs, the landing provides independent access to both bedrooms and the spacious family bathroom. The rear bedroom benefits from windows to two aspects, while the other bedroom overlooks the front of the property. The bathroom includes a bath with an overhead shower, wash basin and WC and has excellent potential to further develop.

Externally, the detached garage to the rear provides useful storage, with on street parking available along the front and side aspects of the property. With scope to update the décor to your own taste, a convenient position close to the town centre and no upward chain, this is a home 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.



Duke Street, Nuneaton



Total Area: 67.8 m² ... 729 ft² (excluding garage, store)

All measurements are approximate and for display purposes only

CONTACT

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