



**3 Bedroom House - Semi-Detached**  
**located on Malvern Avenue,**  
**Nuneaton**  
**Offers In The Region Of £240,000**

 **UP Estates**

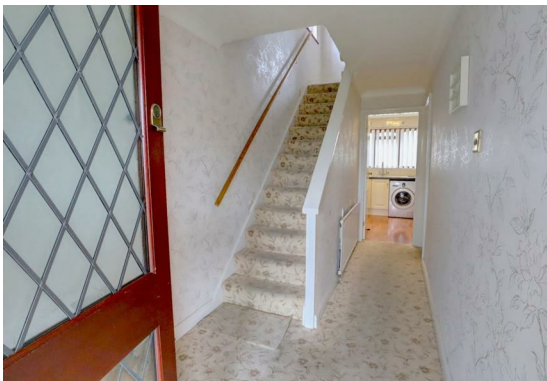


**\*\* NO CHAIN \*\*** This charming three-bedroom semi-detached home, offered with no onward chain, is ready to welcome its next family. Nestled on a highly desirable road, it combines everyday convenience with a homely feel, just moments from local shops, well-regarded schools, and scenic countryside walks. Inside, the spacious lounge and dining area is perfect for cosy winter evenings with the family, while the bright conservatory offers a sunny retreat that opens straight out onto the garden—ideal for summer barbecues and get-togethers. The kitchen is practical, with the added bonus of a ground floor WC, while upstairs you'll find three comfortable bedrooms and a family bathroom. Outside, the generous driveway provides plenty of parking - being the longest drive point on the cul de sac! Warm, welcoming, and full of potential to make your own, call now to view!

## Offers In The Region Of

- NO FOWARD CHAIN
- Deceptively Spacious Semi-detached Home
- Three Bedrooms
- Lounge/Diner
- Conservatory
- Longest Driveway In Cul De Sac





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

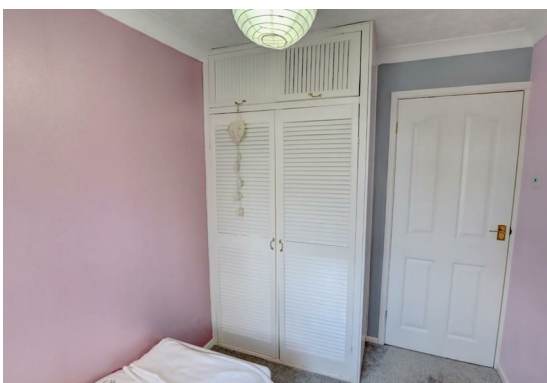


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Malvern Avenue, Nuneaton





## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

**UP** Estates