



3 Bedroom House - Terraced
located on Barton Road, Nuneaton
Offers Over £180,000

 **UP Estates**



****THREE BEDROOM MID TERRACE HOME | PRIVATE REAR GARDEN | DRIVEWAY PARKING | IDEAL FIRST TIME BUY OPPORTUNITY****

Situated on Barton Road, Nuneaton, this three-bedroom mid-terrace home offers well-proportioned accommodation, driveway parking and a private rear garden, making it an ideal choice for first-time buyers looking to get onto the property ladder.

Upon entering, the property leads through to a comfortable living room positioned at the front of the home, enjoying views over the driveway. To the rear, the modern kitchen offers a range of fitted cabinets, generous worktop space and an integrated oven and hob, with views and direct access to the beautiful rear garden and patio areas. The family bathroom is conveniently positioned alongside the kitchen and comprises a bath with an overhead shower, catering for all preferences. To the first floor, there are three bedrooms, including two well-proportioned double rooms and a versatile third bedroom which could also be used as a home office, nursery or playroom, depending on your needs.

Externally, the property benefits from driveway parking to the front, with side access leading through to the rear garden. The garden offers a combination of lawn and patio areas, providing space to relax, enjoy outdoor dining or entertain during the warmer months. An external storage area to the rear also provides useful space for garden tools and outdoor furniture. This lovely home also benefits from an EV Charge Point for those with Electric/ Hybrid Vehicles.

The property is conveniently located within walking distance of local convenience stores, schools and amenities, while the nearby A444 provides access to Nuneaton Town Centre, Coventry and the M6, offering useful connections for commuters travelling towards Birmingham and the surrounding areas.

An appealing opportunity for first-time buyers seeking a home with practical living space, outdoor space and convenient transport links. Early viewing is recommended.

Offers Over £180,000

- THREE BEDROOM MID TERRACE HOME
- IDEAL FIRST TIME BUY OPPORTUNITY
- COMFORTABLE FRONT LIVING ROOM TO RELAX AND ENJOY
- MODERN FITTED KITCHEN WITH BUILT IN CABINETS, WORKTOPS AND INTEGRATED HOB AND OVEN
- FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- TWO SPACIOUS DOUBLE BEDROOMS WITH A VERSATILE THIRD BEDROOM
- PRIVATE REAR GARDEN WITH LAWNED AND PATIO AREAS
- DRIVEWAY PARKING AVAILABLE TO THE FRONT
- CONVENIENT ACCESS TO THE A444 AND THE M6 FOR EASY WORK COMMUTES
- EV CHARGE POINT FOR THOSE WITH ELECTRIC/ HYBRID VEHICLES



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.



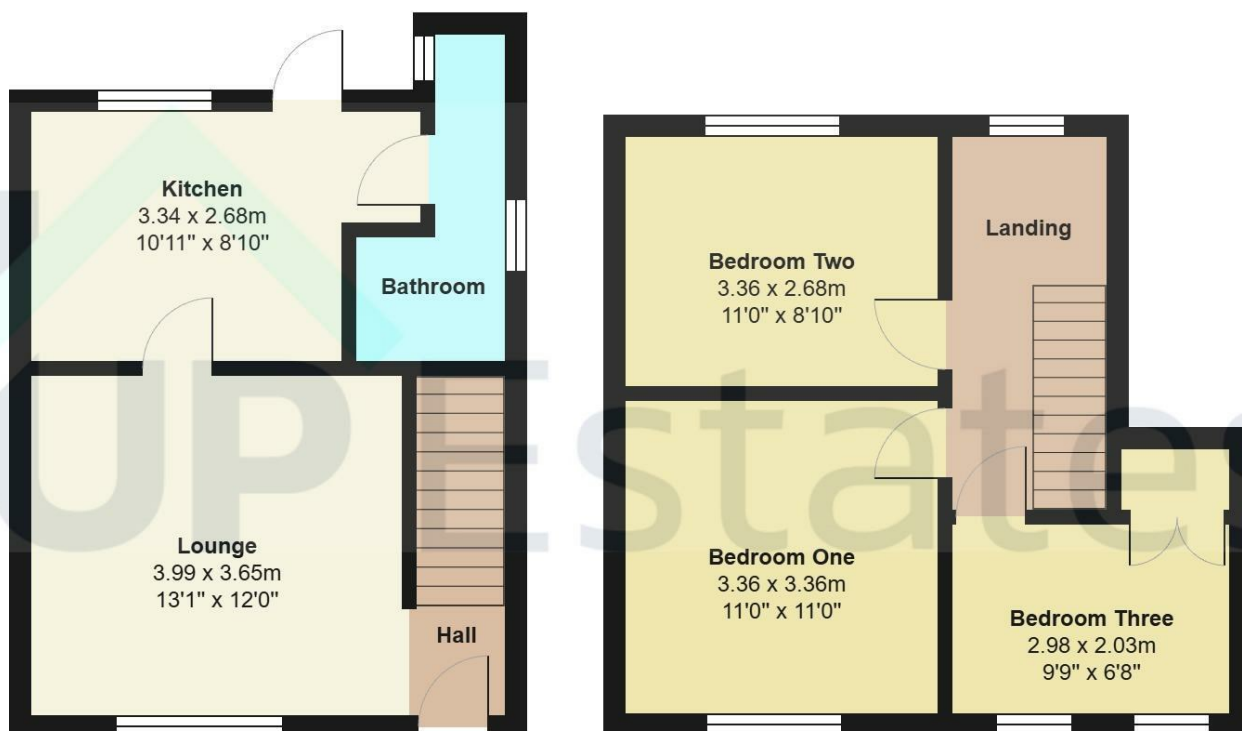
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



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



Barton Road, Nuneaton



Total Area: 69.6 m² ... 749 ft²

All measurements are approximate and for display purposes only

CONTACT

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