



3 Bedroom House - Terraced
located on Rutland Avenue,
Nuneaton
£235,000

UP Estates



MODERN THREE BEDROOM HOME | SPACIOUS LIVING ACCOMMODATION | LOW MAINTENANCE GARDEN | BLOCK-PAVED HARDSTANDING

Situated on Rutland Avenue in Nuneaton, this modern three bedroom mid-terraced home offers well-proportioned accommodation throughout and is ideally located close to local amenities, Stockingford Academy, George Eliot Hospital and Nuneaton town centre. The property also benefits from excellent transport links.

The ground floor begins with an entrance porch leading into the hallway, with a spacious living room providing a comfortable main reception space. Double doors open through into the dining room, which benefits from bifold doors leading directly onto the rear garden. The modern kitchen is positioned alongside the dining area, creating a practical and sociable layout.

Upstairs, there are two spacious double bedrooms alongside a well-proportioned single bedroom and a modern family shower room. The accommodation offers a good balance of living and bedroom space, making it an excellent choice for families, first-time buyers or investors.

Externally, the property benefits from a low-maintenance rear garden, providing an easy-to-manage outdoor space. To the front is a block-paved hardstanding area.

£235,000

- MODERN THREE BEDROOM MID-TERRACED HOME
- SPACIOUS LIVING ROOM
- DINING ROOM WITH BIFOLD GARDEN DOORS
- MODERN FITTED KITCHEN
- TWO SPACIOUS DOUBLE BEDROOMS
- WELL-PROPORTIONED SINGLE BEDROOM
- MODERN FAMILY SHOWER ROOM
- LOW-MAINTENANCE REAR GARDEN
- BLOCK-PAVED FRONT HARDSTANDING AREA
- CLOSE TO STOCKINGFORD ACADEMY, GEORGE ELIOT HOSPITAL & NUNEATON TOWN CENTRE





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.

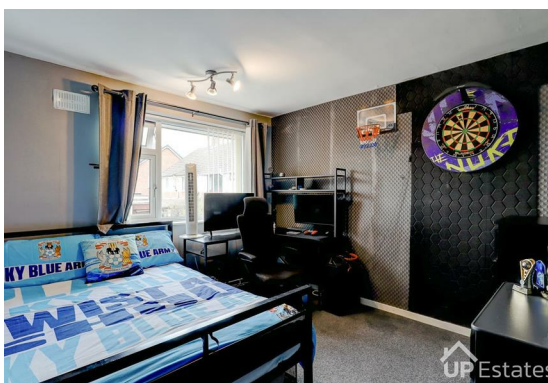
All measurements are approximate and intended



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.

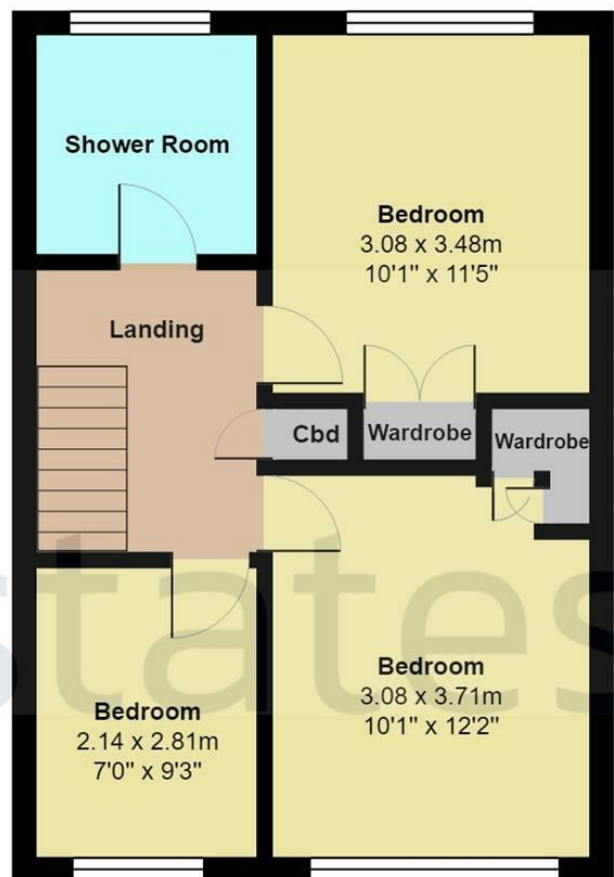
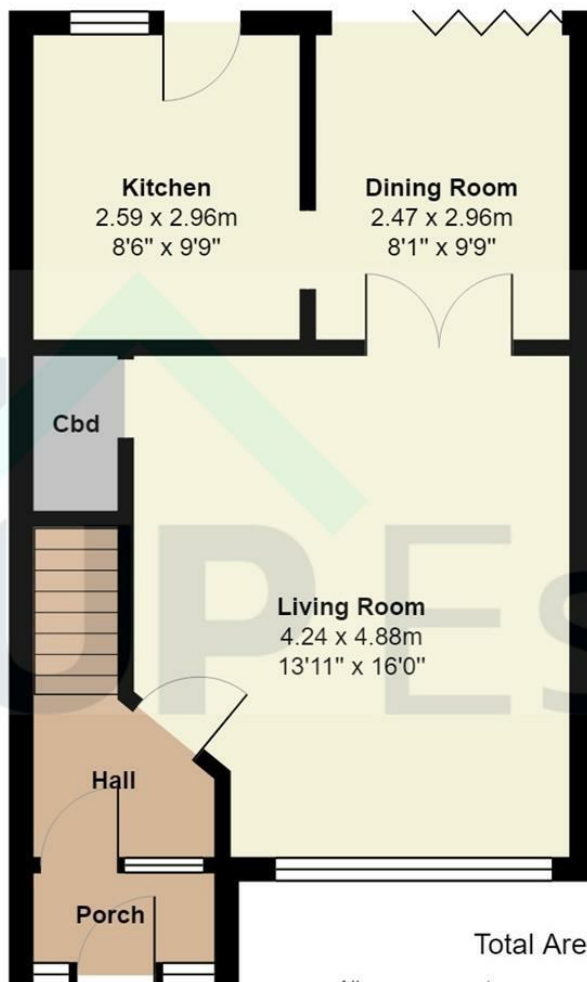
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Rutland Avenue, Nuneaton





Total Area: 86.6 m² ... 932 ft²
All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

UP Estates