







3 Bedroom House - Semi-Detached

located on Kingsbridge Road, Nuneaton

£275,000

UP Estates

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£275,000

- NO CHAIN SALE
- Extended semi-detached home
- Three Bedrooms
- Ground-floor WC
- Conservatory with French doors to the garden
- Spacious driveway, space for larger or multi vehicles
- Sought after Weddington location
- Longer than average garage
- Private rear garden, non overlooked, backing onto small wooded area
- Approximately 101.7 sq m / 1,095 sq ft, excluding the garage and patio area

NO CHAIN SALE - PRIVATE REAR GARDEN BACKING ONTO SMALL WOODED AREA - EXTENDED TRADITIONAL SEMI DETACHED - SPACIOUS DRIVEWAY - WHAT A LOCATION! Situated on Kingsbridge Road in Weddington, this appealing three-bedroom semi-detached home combines a traditional bay-fronted exterior with practical living space and a leafy rear garden. This property has excellent potential to further develop, and put your own stamp on it to really make it your own.

The reception hall provides access to the principal ground-floor rooms, with stairs rising to the first floor. Positioned at the front, the lounge features a curved bay window with decorative leaded detailing, bringing natural light into a comfortable room for relaxing.

Across the rear of the house, the kitchen/diner creates a sociable setting for everyday meals and entertaining. Cream Shaker-style cabinetry is complemented by timber-effect worktops, a stainless-steel sink and an extractor hood above the cooker position. There is space for a family dining table, while a wide window looks into the conservatory.

The conservatory adds a versatile living area overlooking the garden. Currently arranged as an exercise and hobby space, it could also provide an additional sitting area, with French doors opening onto the patio. A ground-floor WC and storage cupboard complete this part of the accommodation.

Upstairs, the landing serves three bedrooms and the family bathroom. The front double bedroom enjoys a bay window and fitted wardrobes, while the second double bedroom also benefits from fitted storage. The third bedroom offers scope for use as a child’s room, nursery or home office. The bathroom includes a bath with shower over and a glazed screen, wash basin and WC.

Outside, the block-paved frontage provides off-road parking and access to the long single garage. To the rear, a paved terrace and adjoining covered patio offer space for outdoor seating and dining. Beyond, the lawn is framed by established shrubs, hedging and t





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.



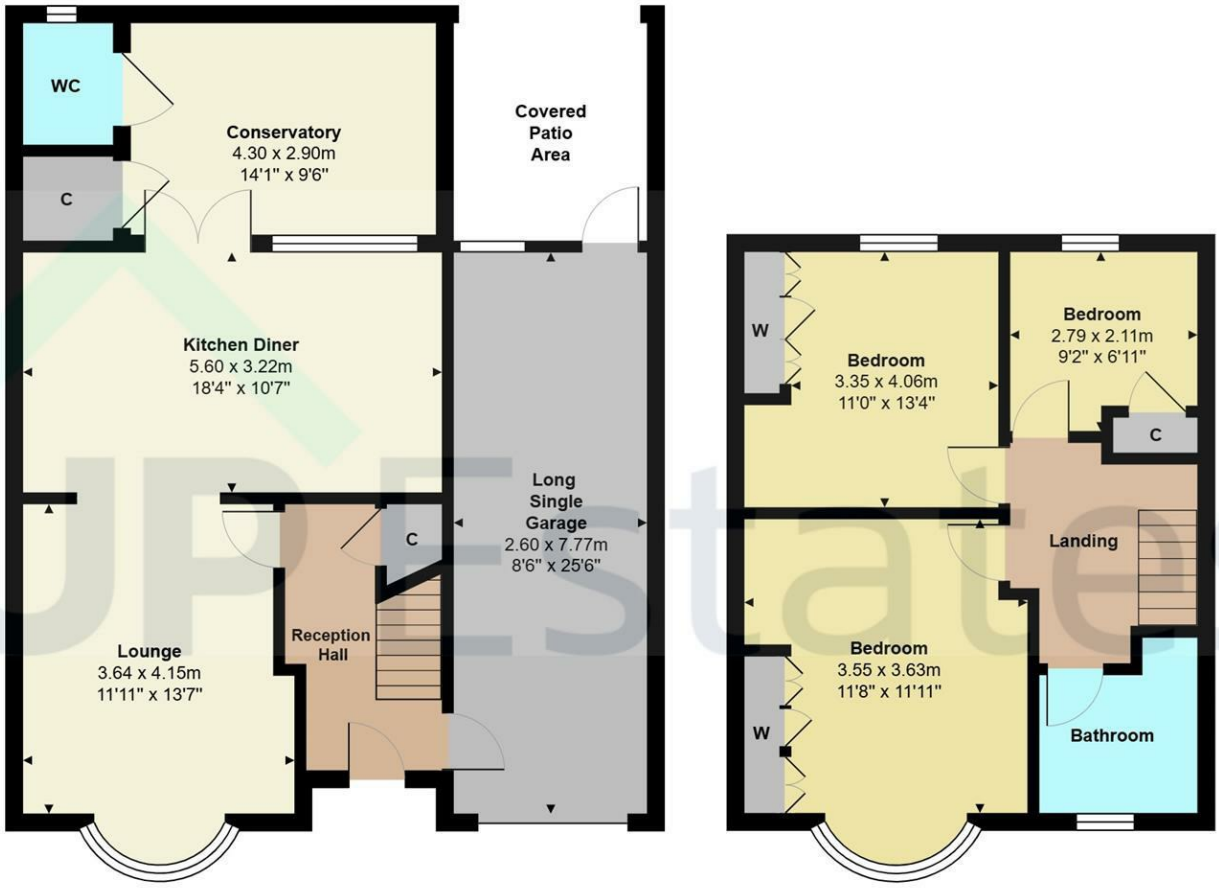
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Kingsbridge Road, Weddington, Nuneaton





Total Area: 101.7 m² ... 1095 ft² excld. Garage/patio area

All measurements are approximate and for display purposes only

CONTACT

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