



3 Augustus Close, Nuneaton

Nuneaton

Offers in Region of **£415,000**



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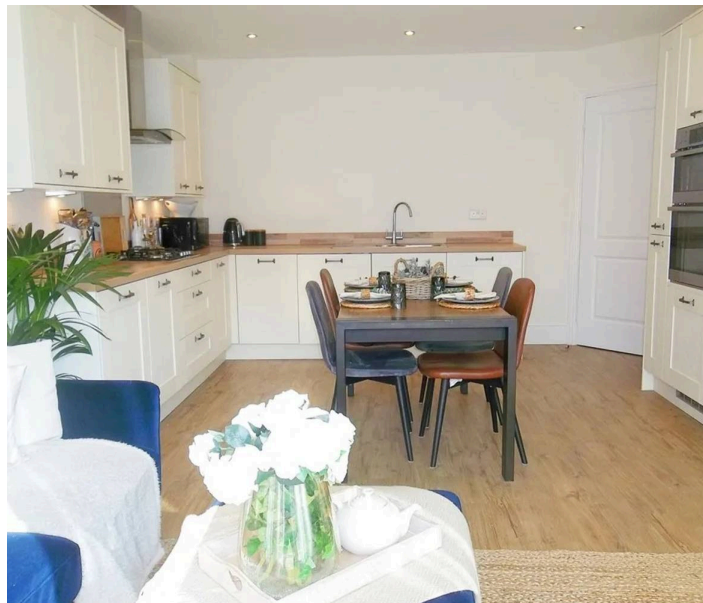
5-Year-Old Modern Family Home – No Onward Chain & Vacant Possession

Photography Disclaimer:

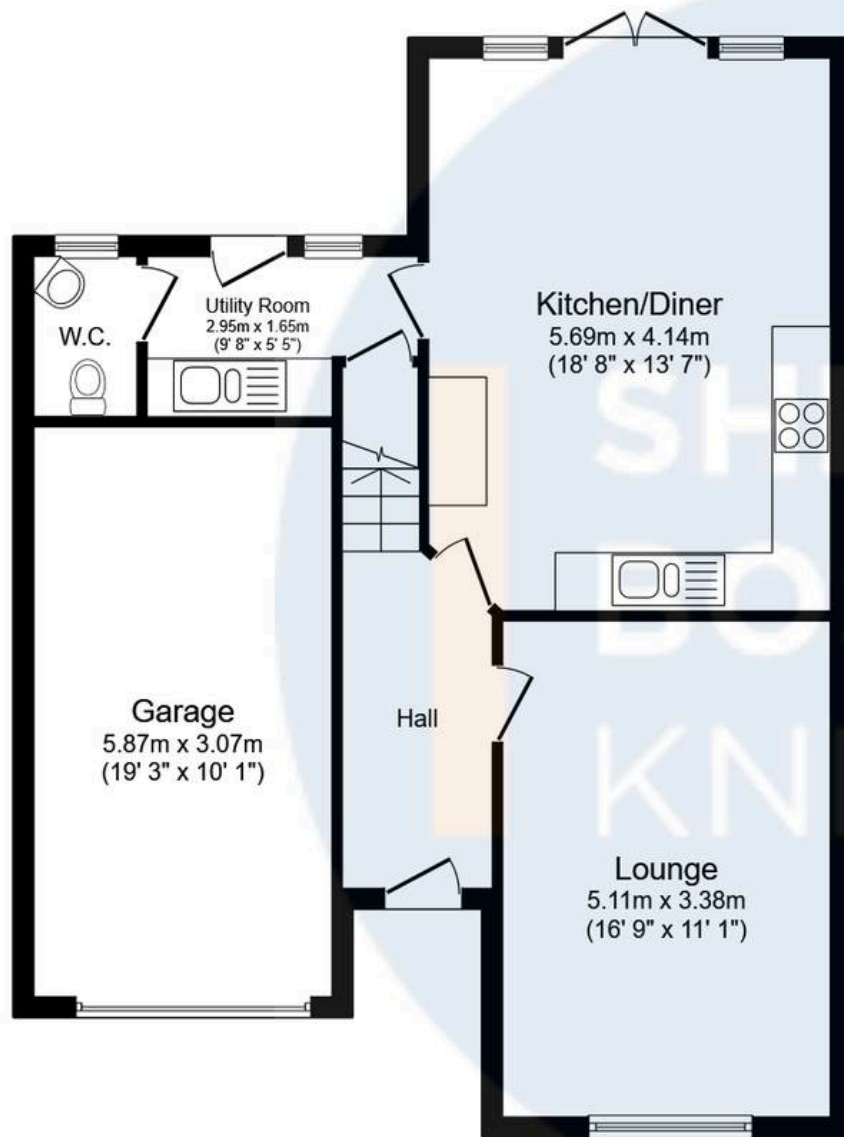
The photographs shown were taken when the property was previously furnished and are provided to illustrate the property's potential. Please note that the property is currently vacant, and the photographs do not reflect its present condition.

Positioned in a highly desirable Nuneaton location, this modern four-bedroom detached family home is only five years old and is offered to the market with **no upward chain**. Designed perfectly for modern family life, the ground floor opens up into an expansive open-plan kitchen, dining, and family living area—the ultimate hub for entertaining. Balancing this open-plan space is a separate, generously sized formal lounge, offering a quiet evening retreat. With vacant possession, this property is ready for immediate occupancy.

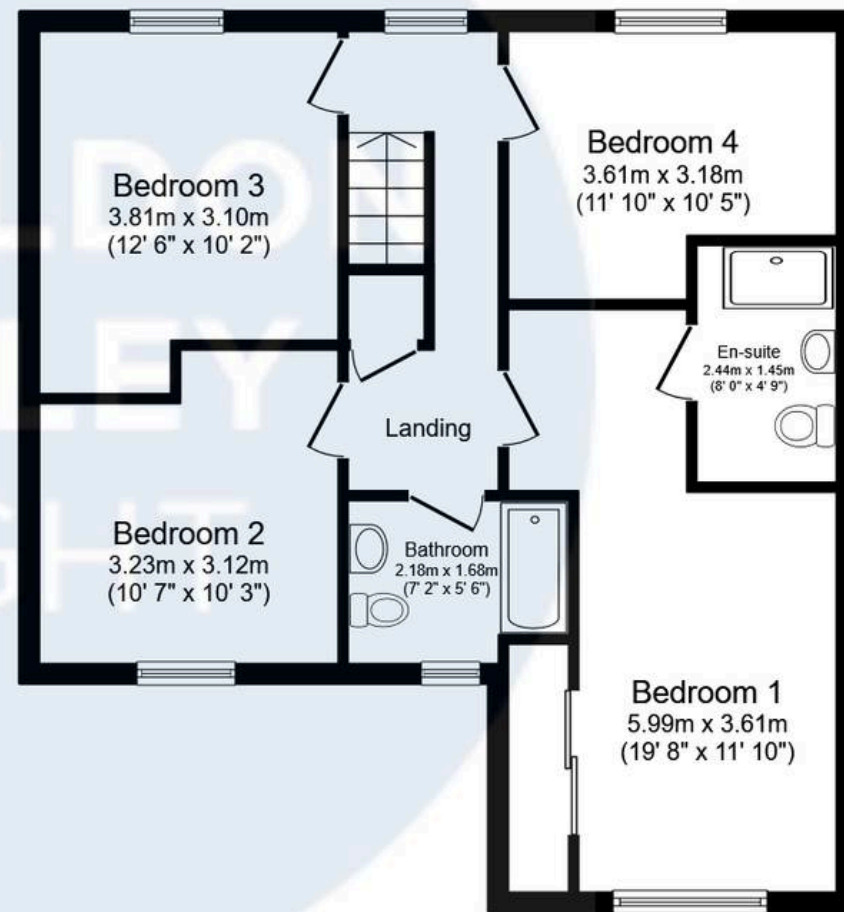
Externally, the property boasts a south facing rear garden, designed with low maintenance in mind, featuring an artificial lawn that provides a lush, green outlook throughout the year. The garden is fully enclosed, offering a safe and secure space for children to play or for pets to roam freely. A paved patio area is perfect for outdoor dining or relaxing in the sunshine, while side access leads conveniently to the front of the property. The attractive frontage, with its established planting and private driveway, enhances the property's kerb appeal and provides a welcoming approach. The peaceful setting within the development ensures a tranquil atmosphere, away from passing traffic, yet remains within easy







Ground Floor



First Floor

Total floor area: 134.4 sq.m. (1,447 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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