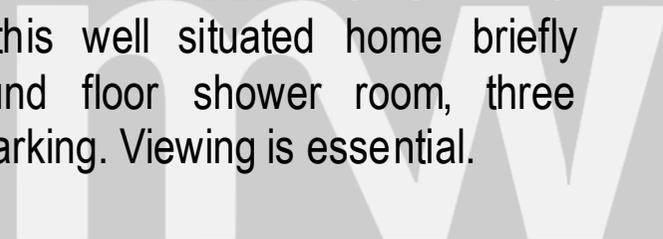


Mark
Webster
estate agents



Highfield Road
Attleborough
£189,950

*** NO UPWARD CHAIN - GARAGE & PARKING - THREE BEDROOMS ***. For sale with MARK WEBSTER estate agents is this well situated home briefly comprising: lounge, kitchen, conservatory, ground floor shower room, three bedrooms, first floor WC, rear garden, garage and parking. Viewing is essential.



Offered for sale with no upward chain, this well-situated three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with generous accommodation, off-road parking and a good-sized rear garden.

The property welcomes you via an entrance hall which leads into a spacious lounge, providing a comfortable living area with ample natural light and feature fireplace. To the rear of the property is the fitted kitchen, offering a range of base and wall units along with space for appliances and an integrated single oven and gas hob.

Leading from the kitchen is a bright conservatory which creates a versatile additional living space and provides direct access outside. The ground floor also benefits from a modern shower room and separate WC, adding practical convenience for everyday living.

The first floor landing leads to three bedrooms including a good sized double room with built in wardrobe space, further single bedroom and a third bedroom which could also work well as a nursery, dressing room or home office. Bedroom three also benefits from access to a useful first-floor WC.

Outside, the property enjoys off-road parking to the front along with a single garage to the rear, while the rest of the rear garden offers a good length with lawned and paved areas along with space for a useful storage shed, providing plenty of potential for landscaping or outdoor entertaining.

This property would make an excellent purchase for first-time buyers, families or investors looking for a home with scope in a convenient location. Early viewing is recommended.

Attleborough is a popular residential area on the outskirts of Nuneaton, known for its convenient location and strong community feel. The area offers a range of local shops, everyday amenities and well-regarded schools, making it particularly appealing to families and first-time buyers.

Nuneaton town centre is just a short distance away and provides a wider selection of retail, restaurants and leisure facilities, along with regular markets and other local services.

For commuters, the area benefits from excellent transport links with easy access to the A5, M6, M69 and M42, while Nuneaton railway station offers direct services to Birmingham, Coventry and London. Nearby parks and green spaces also provide pleasant areas for walking and outdoor recreation.



LOUNGE 13' 6" x 12' 4" (4.11m x 3.76m)

KITCHEN 7' 9" x 12' 7" (2.36m x 3.84m)

SHOWER ROOM 7' 9" x 4' 6" (2.36m x 1.37m)

CONSERVATORY 12' 8" x 7' 2" (3.86m x 2.18m)

WC 4' 6" x 2' 5" (1.37m x 0.74m)

BEDROOM ONE 12' 5" x 9' 5" (3.78m x 2.87m)

BEDROOM TWO 11' 1" (maximum) x 6' 9" (to fitted wardrobes) (3.38m x 2.06m)

BEDROOM THREE 7' 10" x 7' 9" maximum (2.39m x 2.36m)

(6' 1" minimum width)

WC 4' 8" x 2' 5" (1.42m x 0.74m)

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

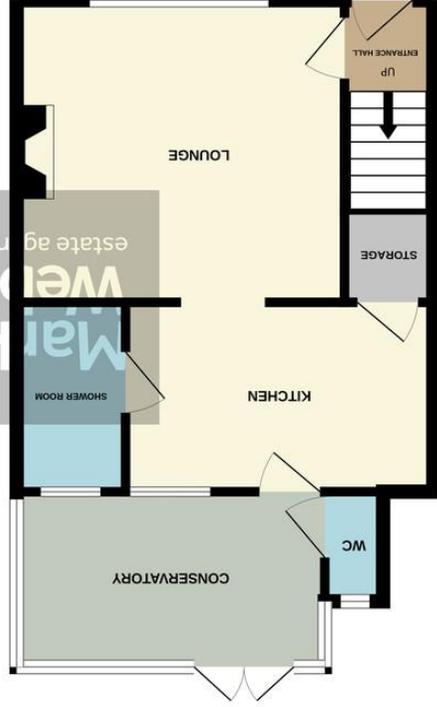
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



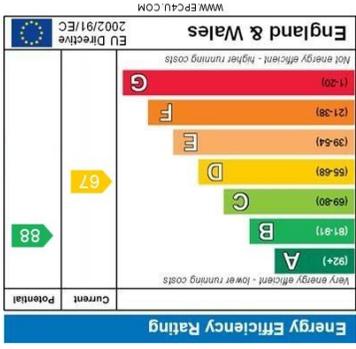
GROUND FLOOR (41.0 sq.m.) approx.



1ST FLOOR (30.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix e2024

TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.