



3 Bedroom House - Semi-Detached
located on Castle Road, Nuneaton
£200,000

UP Estates



****NO UPWARD CHAIN, THREE BEDROOM SEMI-DETACHED HOME WITH EXCELLENT POTENTIAL THROUGHOUT**** - Situated in the sought-after village of Hartshill, this home offers generous living accommodation, a stunning established garden and fantastic potential to create a wonderful long-term family home.

The property welcomes you into the front reception room overlooking the front aspect before leading through to the spacious living room. This inviting space enjoys views over the side and rear gardens and is centred around a modern, rustic wood burner, creating a warm and cosy atmosphere throughout the year. Adjacent to the living room is the well-equipped kitchen, offering ample worktop space, a range of fitted cabinets and direct access to the beautifully maintained rear garden. To the first floor are two well-proportioned double bedrooms, a comfortable single bedroom and a family shower room serving all three bedrooms.

Externally, the property benefits from on-street parking to the front, whilst the true standout feature is the exceptional rear garden. Lovingly maintained and split into two sections, the garden provides an abundance of mature planting and peaceful seating areas, making it the perfect place to relax and entertain during the warmer months. To the rear of the property is also a useful external storage area complete with plumbing, offering excellent practicality.

Ideally positioned for family life, the property is within easy reach of local schools, shops and everyday amenities, including the popular Triple 'A' Foodhall. Hartshill Hayes Country Park is located directly opposite, providing beautiful countryside walks right on your doorstep. Excellent road links into Nuneaton and the A5 also make commuting to surrounding towns and cities straightforward. Offering spacious accommodation, a beautiful garden and excellent scope to personalise, this is a fantastic opportunity to purchase a home with plenty of potential. Get booked in to view now.

£200,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME WITH EXTERNAL WALL INSULATION
- MODERN RUSTIC WOOD-BURNER IN THE LIVING ROOM
- FITTED KITCHEN WITH AMPLE WORKTOP AND CUPBOARD SPACE
- TWO SPACIOUS DOUBLE BEDROOMS AND A SINGLE BEDROOM
- BEAUTIFULLY MAINTAINED REAR GARDEN FOR RELAXING AND ENTERTAINING
- ON STREET PARKING AVAILABLE
- EXCELLENT POTENTIAL THROUGHOUT
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES INCLUDING THE TRIPLE 'A' FOODHALL
- GOOD TRANSPORT LINKS INTO NUNEATON TOWN CENTRE AND THE A5 TO SURROUNDING TOWNS/ CITIES





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.

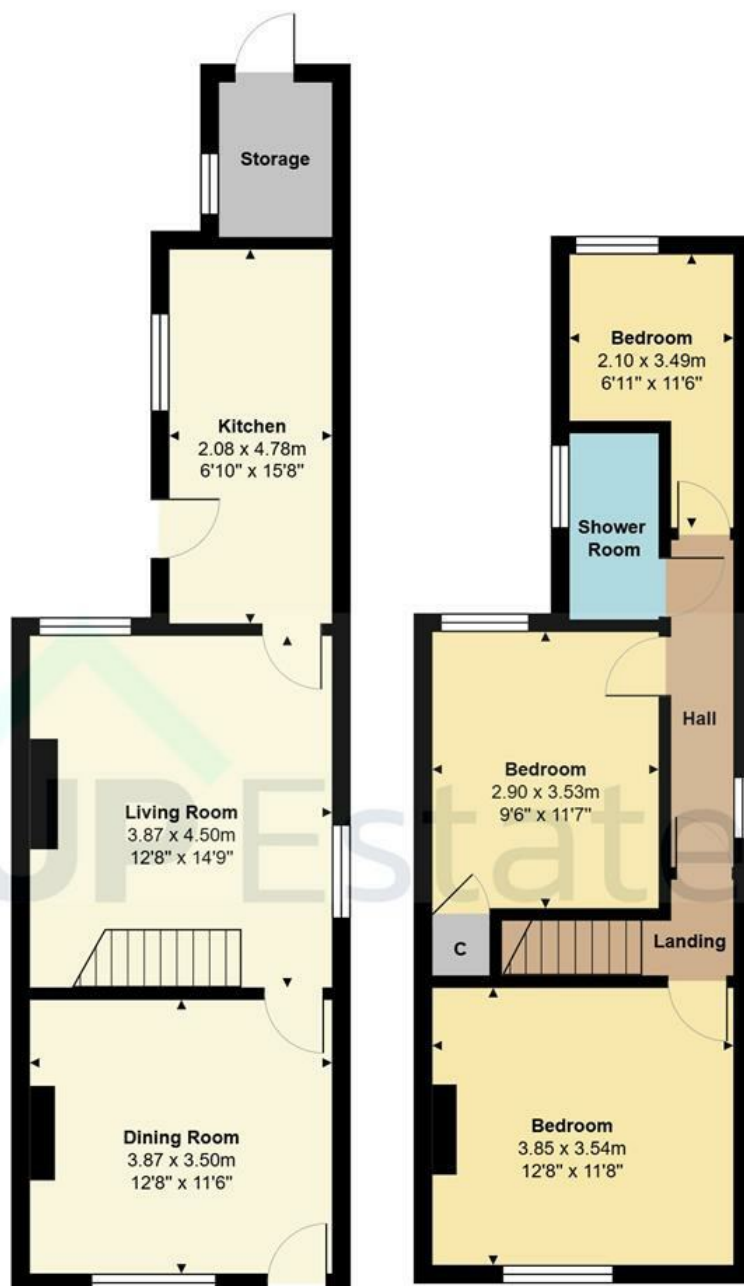
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Castle Road, Hartshill, Nuneaton





Total Area: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only

CONTACT

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