



3 Bedroom House - Link Detached
located on Trentham Close,
Nuneaton
Offers Over £260,000

UP Estates



****Modern Three Bedroom Link Detached Home in highly sought after area of Maple Park, Nuneaton with its own single garage****

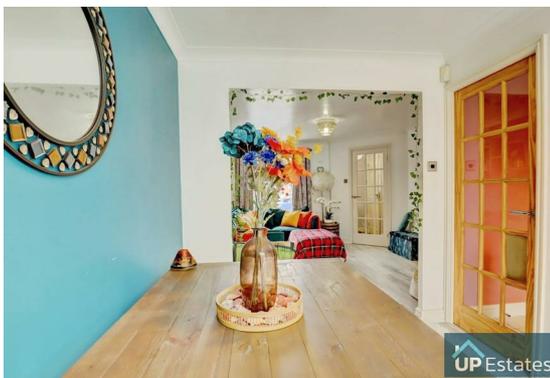
This well-presented three-bedroom link detached home offers modern family living in a convenient and peaceful residential setting. This lovely home boasts a spacious open-plan living and dining area with the added benefit of a conservatory leading to the rear garden. The kitchen comes well fitted with plenty of kitchen units, the downstairs of the property also has the added luxury of a downstairs WC for convenience. Upstairs the property has three good sized bedrooms and the family bathroom. Outside, you'll find a private rear garden, a single garage, and a driveway providing parking for two cars. The rear garden is a perfect space for relaxing with the family or entertaining on those lovely summer days.

With its convenient location, this home has excellent road links to Nuneaton, Coventry and the surrounding areas. It is just a short drive to nearby shops, amenities and schools in the area making it a perfect property for a growing family or working professionals.

Offers Over £260,000

- LINK DETACHED THREE BEDROOM FAMILY HOME
- OPEN PLAN LIVING AND DINING AREAS
- FAMILY BATHROOM AND DOWNSTAIRS WC FOR CONVENIENCE
- PRIVATE REAR GARDEN PERFECT FOR RELAXING AND ACTIVITIES
- SINGLE GARAGE AND DRIVEWAY FOR TWO CARS
- CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS
- EXCELLENT TRANSPORT LINKS TO NUNEATON, COVENTRY AND SURROUNDING AREAS





IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



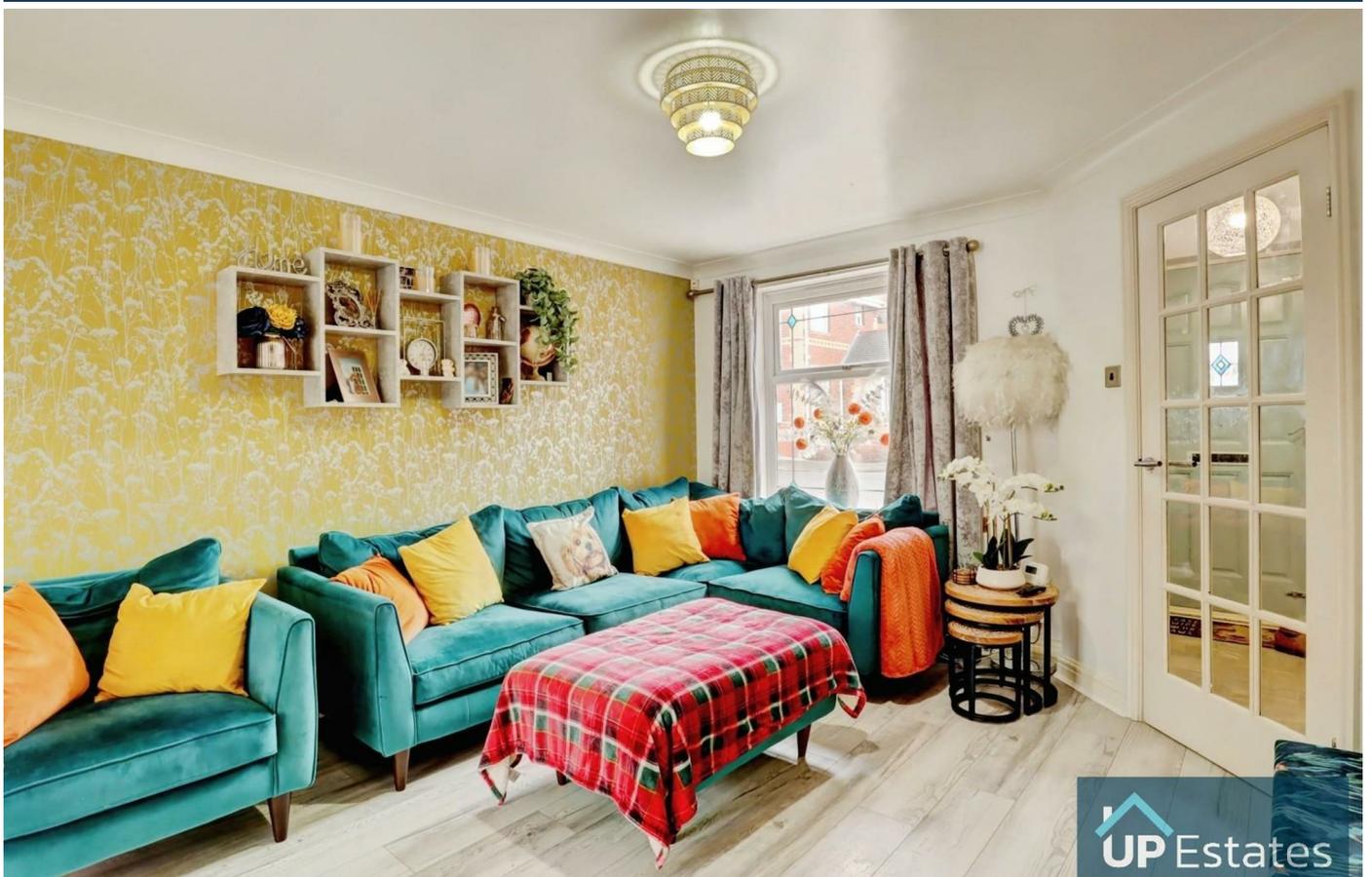
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Trentham Close, Nuneaton





CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

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

