



**2 Bedroom House - End Terrace**  
**located on Park Avenue, Nuneaton**  
**£250,000**

**UP Estates**



**\*\*BEAUTIFUL, SPACIOUS TWO BEDROOM END-TERRACE HOME - DETACHED GARAGE - DEFINITELY HAS FURTHER POTENTIAL\*\*** - versatile accommodation throughout, combining character features with modern comforts and a superb location close to Nuneaton Town Centre.

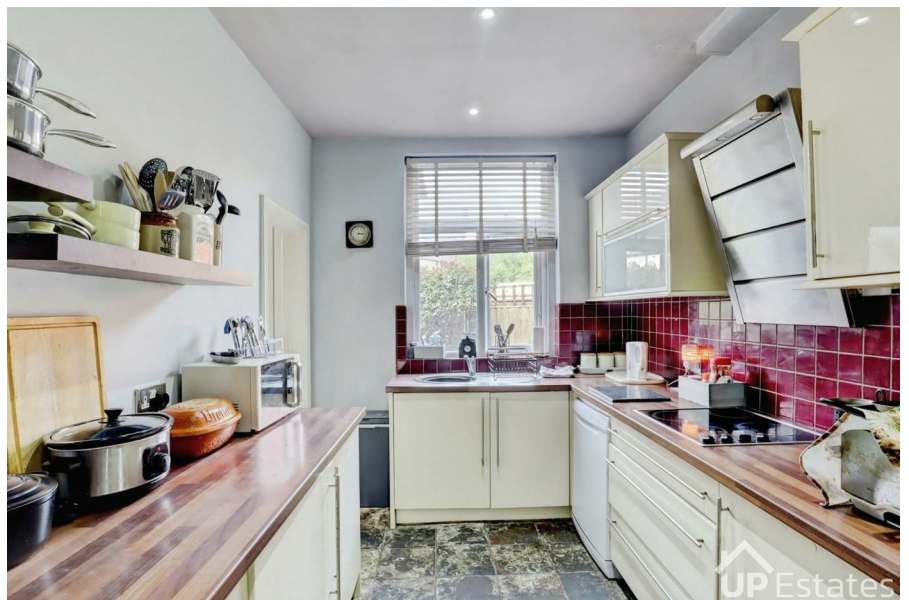
Upon entering, the welcoming entrance hallway immediately sets the tone for the home. To the front aspect is a bright and inviting living room, enhanced by the bay window that fills the room with natural light. To the rear sits the generous dining room, enjoying views over the side and rear garden areas, with a striking feature fireplace creating a wonderful focal point and adding warmth and character. Adjacent to the dining room is the modern fitted kitchen, offering an excellent range of built-in units and worktop space, whilst also overlooking the attractive garden area. To the rear of the property is a highly useful lean-to area, ideal for additional storage, which in turn leads out to the garden. To the first floor are two generously sized double bedrooms, both benefitting from built-in wardrobe space for practicality and convenience. The family bathroom is fitted with a bath and overhead shower. There is also a versatile lobby area, currently used for storage, but equally suited as a home office or study space.

Outside, the property truly excels with garden areas to the front, side and rear, creating plenty of outdoor space for relaxing, entertaining and enjoying the warmer months. Further benefits include a detached garage/workshop, an outside WC and a separate store room. Ideally positioned within easy reach of Nuneaton Town Centre, the home is perfectly located for shops, schools, transport links, bars and restaurants, with well-regarded local venues such as Fuel Bar, Attleborough Arms, Bailey's Bar & Grill and Smoking Bull all within walking distance.

This is a wonderful opportunity to acquire a spacious and characterful home in a sought-after location.

£250,000

- BEAUTIFUL TWO DOUBLE BEDROOM END TERRACE HOME
- SPACIOUS ACCOMODATION THROUGHOUT
- SEPARATE DINING ROOM WITH STUNNING FIREPLACE FEATURE
- MODERN FITTED KITCHEN WITH GARDEN VIEWS
- FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- USEFUL LEAN TO/ STORAGE AREA
- VERSATILE LOBBY/ LANDING AREA FOR HOME OFFICE OR STUDY SPACE
- DETACHED GARAGE/ WORK SHOP, GARDEN WC AND STORE ROOM
- WALKING DISTANCE TO TOWN CENTRE, AMENITIES INCLUDING PUBS AND RESTAURANTS





### **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.

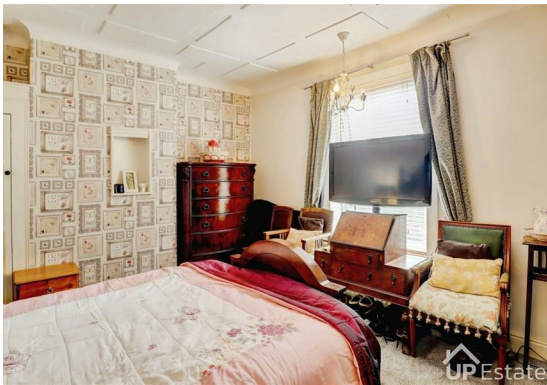
All measurements are approximate and intended



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.



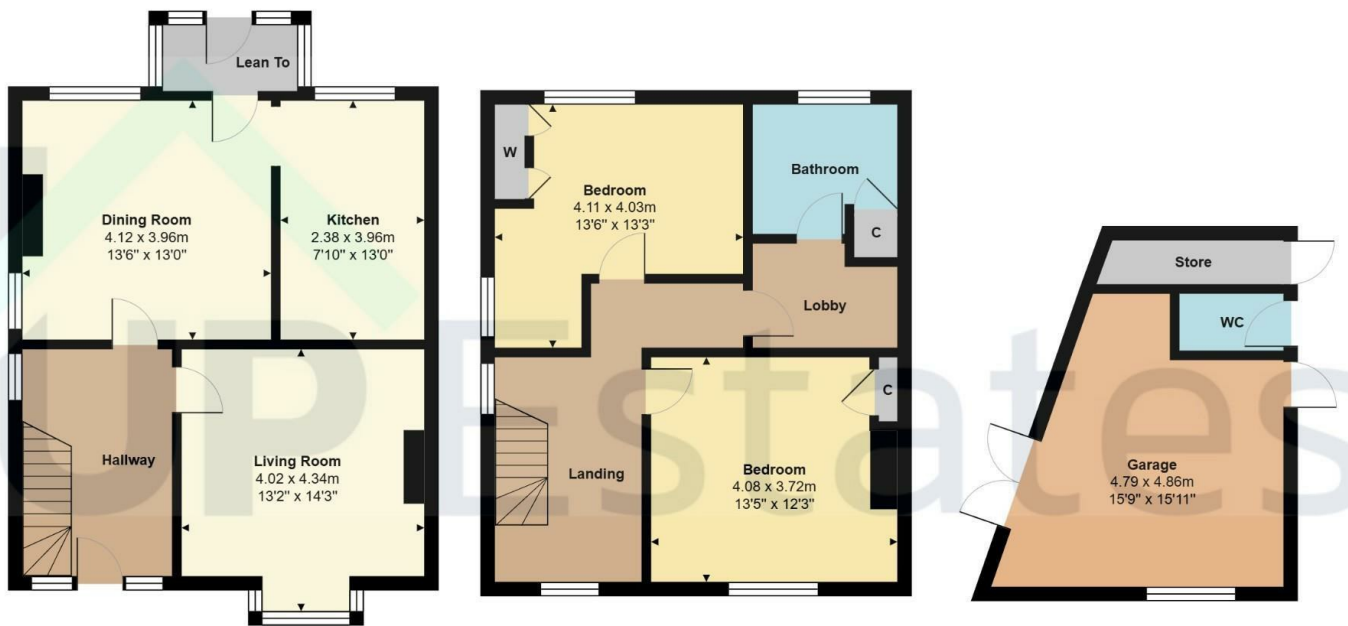
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Park Avenue, Nuneaton





Total Area: 108.9 m<sup>2</sup> ... 1172 ft<sup>2</sup> (excluding garage, wc, store)

All measurements are approximate and for display purposes only

## CONTACT

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