



2 Bedroom House - Terraced
located on Clifton Road, Nuneaton
£140,000

UP Estates



****TWO BEDROOM TERRACE HOME**** - This home offers a comfortable living space and convenient access to local amenities and the town centre.

The property welcomes you into a cosy living room featuring a chimney breast with an adjacent rustic exposed brick feature, adding character to the space. From here, the home flows through to the kitchen/diner, which offers built-in cupboards along with an integrated gas hob and oven. The kitchen also provides views out towards the rear garden and patio area. To the rear of the property is the family bathroom, fitted with a shower unit. Upstairs, the property benefits from two good-sized bedrooms, located to the front and rear of the home, providing comfortable accommodation.

Externally, the property offers on-street parking to the front, while to the rear there is a garden with patio area, ideal for outdoor seating and relaxation. The property is ideally positioned within walking distance of Nuneaton Town Centre, with a range of local shops, amenities, and transport links nearby. This is the ideal property for First Time Buyers or Buy to Let Investors so don't miss this opportunity, call to book your viewing now.

£140,000

- TWO BEDROOM MID TERRACE HOME
- COSY LIVING ROOM WITH CHIMNEY BREAST AND EXPOSED BRICK FEATURE WALL
- KITCHEN/ DINER WITH INTEGRATED GAS HOB AND OVEN
- TWO GOOD SIZED BEDROOMS
- ON STREET PARKING AVAILABLE TO THE FRONT
- WALKING DISTANCE TO TOWN CENTRE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS





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.





Clifton Road, Nuneaton





Total Area: 52.8 m² ... 568 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

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

UP Estates