



3 Bedroom House - Detached
located on Rothesay Close,
Nuneaton
£295,000

 **UP Estates**



NO UPWARD CHAIN | DETACHED FAMILY HOME | THREE BEDROOMS | SUN ROOM WITH FLOOR TO CEILING WINDOWS | MODERN THROUGHOUT | DRIVEWAY & GARAGE

Situated in a popular and well connected area of Nuneaton, this modern three bedroom detached home is offered to the market with no upward chain and is ready to move straight into. The property benefits from excellent access to the A444, Bermuda Park Train Station, George Eliot Hospital and a range of local amenities, along with Glendale Infant School nearby.

Finished to a high standard throughout, the ground floor comprises a spacious living room with a bay window, and an open plan kitchen diner providing a fantastic space for family living. A standout feature of the home is the beautifully designed sun room, complete with floor to ceiling windows, creating a bright and stylish additional living space. There is also a downstairs WC and a generous utility room with double doors leading to the rear garden, along with internal access to the garage.

Upstairs, the property offers two spacious double bedrooms, both benefiting from built in storage, along with a well proportioned single bedroom. All bedrooms feature large windows, allowing plenty of natural light throughout. A modern family bathroom completes the first floor.

Externally, the rear garden is low maintenance and features a patio area along with a raised seating area. To the front, there is a driveway providing off road parking for multiple vehicles, along with access to the garage.

This is a fantastic opportunity to acquire a high quality, turn key family home in a sought after location.

£295,000

- NO UPWARD CHAIN
- THREE BEDROOM DETACHED HOME
- MODERN & HIGH SPECIFICATION THROUGHOUT
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- OPEN PLAN KITCHEN DINER
- STUNNING SUN ROOM WITH FLOOR TO CEILING WINDOWS
- UTILITY ROOM & DOWNSTAIRS WC
- INTERNAL ACCESS TO GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES





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.





Rothesay Close, Nuneaton





Total Area: 104.6 m² ... 1126 ft²

All measurements are approximate and for display purposes only

CONTACT

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