

**3 Bedroom House - Semi-Detached**  
**located on Burnaby Close,**  
**Nuneaton**  
**£230,000**

**UP Estates**



## \*\*Beautiful Three-Bedroom Semi-Detached Home in a Quiet Residential Close\*\*

Situated within a quiet and desirable residential close, this beautifully presented three-bedroom semi-detached home offers spacious and versatile living, perfect for modern family life. The property welcomes you through an inviting porch, leading into a bright and generously sized living room. Designed with both comfort and sociability in mind, the living space flows seamlessly into an open-plan kitchen and dining area, creating an ideal setting for everyday living as well as entertaining guests.

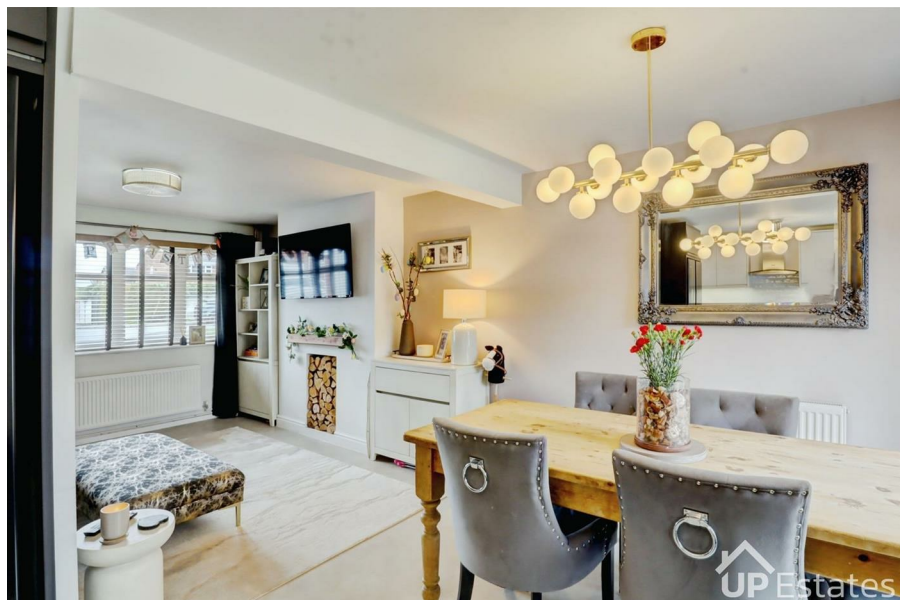
The contemporary kitchen is well-equipped with a range of built-in units, offering both practicality and flexibility for cooking and storage. The dining area is enhanced by French doors, which open out onto the rear garden and patio, allowing natural light to flood the space and providing easy access to outdoor living. Upstairs, the property comprises three well-proportioned bedrooms, perfectly suited to a growing family or those needing additional workspace. A modern family bathroom completes the first floor.

Externally, the home benefits from a private gravel driveway to the front, offering off-road parking for multiple vehicles. To the rear, the enclosed garden and patio areas provide an ideal space for relaxing, entertaining, and enjoying the warmer months. Conveniently located close to local shops, schools, and everyday amenities, this property combines peaceful living with excellent accessibility.

Early viewing is highly recommended.

# £230,000

- THREE BEDROOM SEMI-DETACHED HOME
- QUIET RESIDENTIAL CLOSE
- BRIGHT AND SPACIOUS LIVING ROOM
- OPEN-PLAN KITCHEN/ DINING AREA
- MODERN KITCHEN WITH AMPLE BUILT IN UNITS
- PRIVATE REAR GARDEN AND PATIO AREAS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CONVENIENT ACCESS TO LOCAL SHOPS, SCHOOLS AND AMENITIES





### **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.

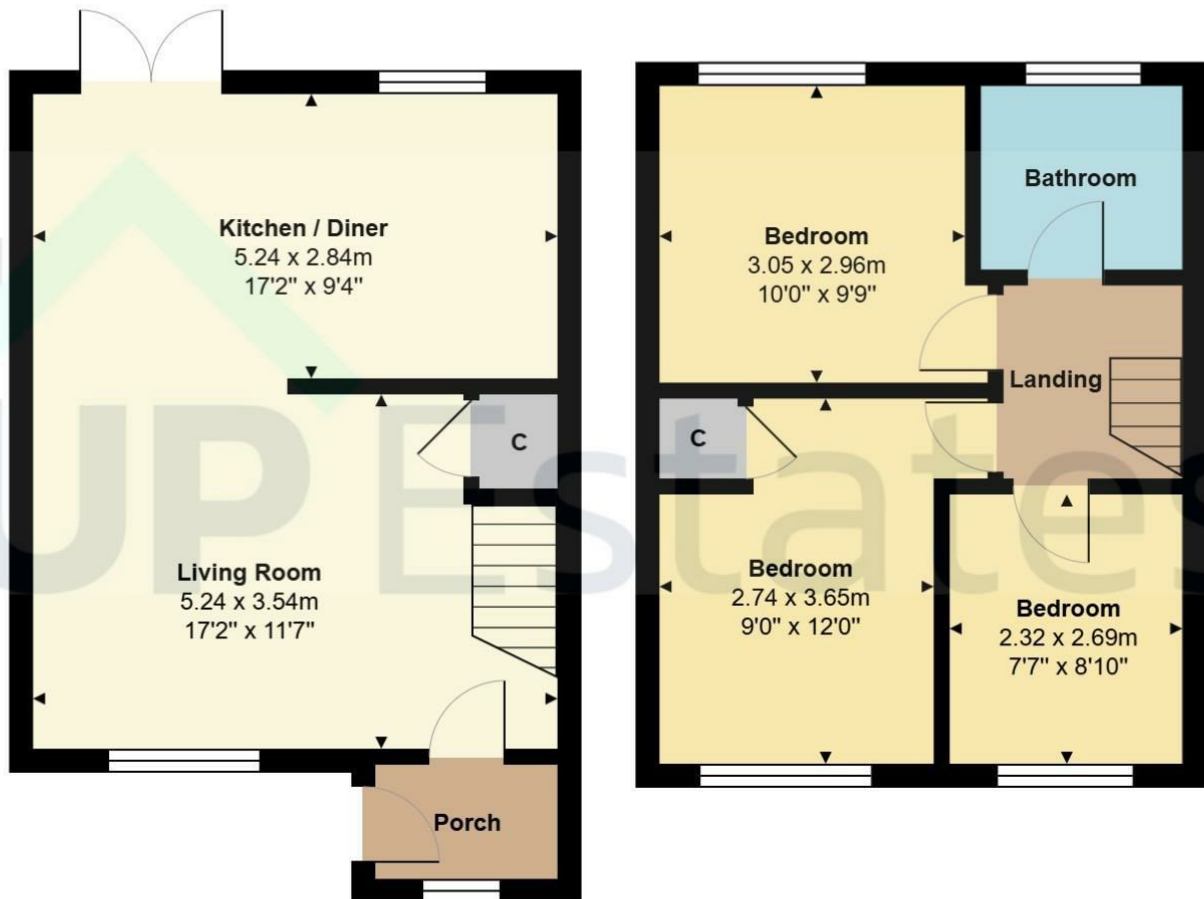
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Burnaby Close, Nuneaton





Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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