



3 Bedroom House - Terraced
located on Bucks Hill, Nuneaton
£180,000

UP Estates



THREE BEDROOM TERRACE HOME | PRIVATE DRIVEWAY | SPACIOUS OPEN-PLAN LIVING & DINING | PRIVATE REAR GARDEN

Situated on Bucks Hill in Nuneaton, this well-proportioned three bedroom terrace home offers spacious accommodation across two floors, together with private off-road parking and a good-sized rear garden. The property is ideally suited to first time buyers and young families, with local shops, schools and amenities all within easy reach, including the popular Triple 'A' Foodhall just a short walk away.

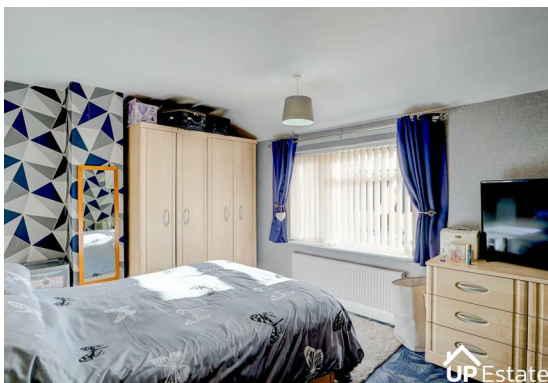
The property is entered via a useful porch which leads directly into the generous open-plan lounge and dining room. This versatile reception space provides plenty of room for both relaxing and dining, with a bay window to the front allowing plenty of natural light into the room and stairs rising to the first floor. To the rear of the ground floor is the galley-style kitchen, providing a practical arrangement of units and workspace, with access through to the family bathroom positioned at the rear of the property. Upstairs, the landing leads to three bedrooms, offering a mixture of useful accommodation for a growing family, home office or guest room. The principal bedroom is a good size and benefits from a built-in cupboard space.

Externally, the property benefits from a private driveway to the front providing valuable off-road parking, with a lawned area also. To the rear is a private garden with patio area, providing a pleasant space to sit outside and enjoy during the warmer months. With its generous living space, three bedrooms, private parking and garden, this home offers a practical layout in a popular Nuneaton location and is well worth viewing.

£180,000

- THREE BEDROOM TERRACE HOME
- SPACIOUS OPEN-PLAN LIVING AND DINING ROOM WITH A BAY WINDOW FRONTAGE
- GALLEY STYLE KITCHEN WITH PLENTY OF BUILT IN CABINETS AND WORKTOPS
- GROUND FLOOR FAMILY BATHROOM
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING WITH A LAWNED FRONTAGE ALSO
- PRIVATE REAR GARDEN AND PATIO AREA TO RELAX AND ENJOY DURING THE SUMMER
- WALKING DISTANCE TO THE POPULAR TRIPLE 'A' FOODHALL
- MULTIPLE LOCAL SCHOOLS AND A RANGE OF AMENITIES ALL CLOSE BY
- EXCELLENT ROAD LINKS TO NUNEATON TOWN CENTRE AND CROSS COUNTRY TO SOLIHULL AND BIRMINGHAM





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.





Bucks Hill, Nuneaton





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