



2 Bed  
House - Semi-  
Detached  
located on Combine  
Close, Nuneaton  
£1,250 Per Month



 UP Estates



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Property Address:  
Combine Close,  
Nuneaton,  
CV11 7AH

## PROPERTY SUMMARY

**\*\*AVAILABLE NOW - MODERN TWO BEDROOM SEMI-DETACHED NEW BUILD HOME - NUNEATON\*\***

Situated in a highly sought-after residential location, this beautifully presented two-bedroom semi-detached new build home offers contemporary living throughout and is available to let immediately.

Upon entering the property, you are welcomed into a bright entrance hall with a useful storage cupboard, ideal for coats and shoes, along with a convenient downstairs WC. The heart of the home is the impressive open-plan kitchen and living area, creating the perfect space for both everyday living and entertaining. The modern fitted kitchen offers a range of built-in units with ample cupboard and worktop space, while the living area benefits from French doors opening directly onto the private rear garden, allowing plenty of natural light to flood the room. To the first floor are two generously sized double bedrooms, each featuring built-in wardrobe and storage space. The bedrooms are served by a stylish family bathroom complete with a bath and overhead shower, offering practicality and comfort.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles. To the rear is a private enclosed garden with side access, offering an ideal outdoor space to enjoy throughout the year. Ideally positioned close to a range of local shops, schools and everyday amenities, this fantastic home also enjoys excellent transport links, making it an excellent choice for professionals, couples and small families alike.

Early viewing is highly recommended.



## CONTACT

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