







3 Bedroom House - Terraced

located on Robins Way, Nuneaton

£170,000

UP Estates

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£170,000

- NO UPWARD CHAIN, IDEALLY SOLD THOUGH WITH TENANTS IN SITU
- THREE GOOD SIZED BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN/ DINER WITH AMPLE WORKTOPS AND STORAGE
- GROUND FLOOR WC FOR EXTRA CONVENIENCE
- PRIVATE REAR GARDEN
- ON STREET PARKING AVAILABLE WITHIN WALKING DISTANCE OF THE HOME
- EXCELLENT POTENTIAL THROUGHOUT
- IDEAL FIRST TIME PURCHASE, PROFESSIONALS OR BUY TO LET INVESTORS

NO UPWARD CHAIN, THREE BEDROOM TERRACE HOME, IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUY, THOUGH IDEALLY SOLD WITH TENANTS IN SITU

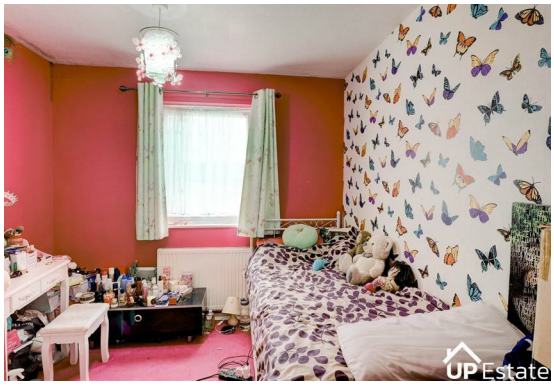
Offered for sale with no upward chain, this well-proportioned three-bedroom terrace home presents an excellent opportunity for first-time buyers, professionals or investors. Offering generous living accommodation and fantastic potential throughout, this property is ready for its next owner to put their own stamp on it.

The property welcomes you with a bright and spacious living room to the front of the home, creating the perfect setting to relax and unwind after a long day. To the rear, the kitchen/diner provides an excellent family space, featuring a range of fitted units, ample worktop space and room for a dining table, making it ideal for everyday meals and entertaining. The kitchen also enjoys pleasant views over the private rear garden, while a convenient ground floor WC completes the accommodation on this level.

Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation for growing families, those working from home or visiting guests. The family bathroom serves all three bedrooms.

Outside, the private rear garden offers a fantastic space for children to play, outdoor dining and summer BBQs with family and friends. On-street parking is readily available close to the property for added convenience. With spacious accommodation, excellent potential to personalise and a sought-after no onward chain position, this is a fantastic opportunity not to be missed.





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.

Robins Way, Nuneaton



Total Area: 82.4 m² ... 887 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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