



**3 Bedroom House - Terraced**  
**located on Queens Road, Nuneaton**  
**£160,000**

**UP Estates**



**\*\*NO UPWARD CHAIN, SPACIOUS THREE BEDROOM TERRACE HOME, CONVENIENT LOCATION\*\*** - situated within easy reach of Nuneaton Town Centre, this spacious three-bedroom terraced home offers generous accommodation throughout, making it an excellent opportunity for first-time buyers, growing families, or buy-to-let investors.

The property is entered via a side entrance hallway leading to a comfortable living room, providing the perfect space to relax and unwind. Beyond this, the bright and spacious dining room enjoys views over the rear garden and benefits from useful built-in storage cupboards, making it an ideal setting for family meals or entertaining. The modern fitted kitchen is located to the rear of the property and offers an excellent range of fitted cabinets, ample worktop space, and integrated oven and hob. Completing the ground floor is the family bathroom, fitted with a bath and overhead shower.

Upstairs, the generous principal bedroom is positioned to the front of the property and features a beautiful bay window and an attractive original-style fireplace, adding character and charm. Two further well-proportioned bedrooms with a separate WC providing practicality for family living.

Outside, the property enjoys a private rear garden with a combination of patio and lawn areas, creating the perfect space for outdoor dining, entertaining, or simply relaxing. Ideally located close to Nuneaton Town Centre, the property is within walking distance of local amenities, including Sainsbury's, schools, transport links, and a range of shops. Offering spacious accommodation, character features, and excellent potential, this fantastic home is ready for its next owners to move in and make it their own.

**£160,000**

- NO UPWARD CHAIN
- SPACIOUS THREE BEDROOM TERRACE HOME
- BRIGHT AND AIRY DINING ROOM
- MODERN FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- GROUND FLOOR FAMILY BATHROOM
- LARGE PRINCIPLE BEDROOM WITH BAY WINDOW AND FEATURE FIREPLACE
- SEPARATE FIRST FLOOR WC
- PRIVATE REAR GARDEN WITH PATIO AND LAWN AREAS
- CONVENIENT LOCATION WITHIN WALKING DISTANCE TO NUNEATON TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS, FAMILIES AND BUY TO LET INVESTORS





## 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.





Queens Road, Nuneaton





Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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