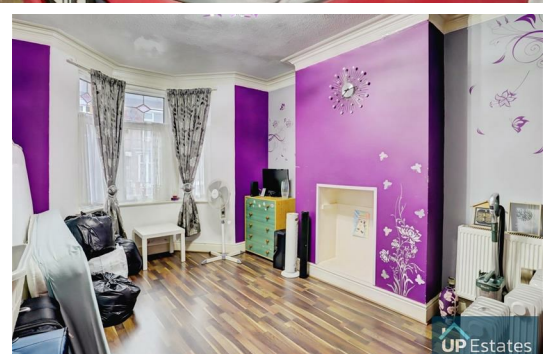
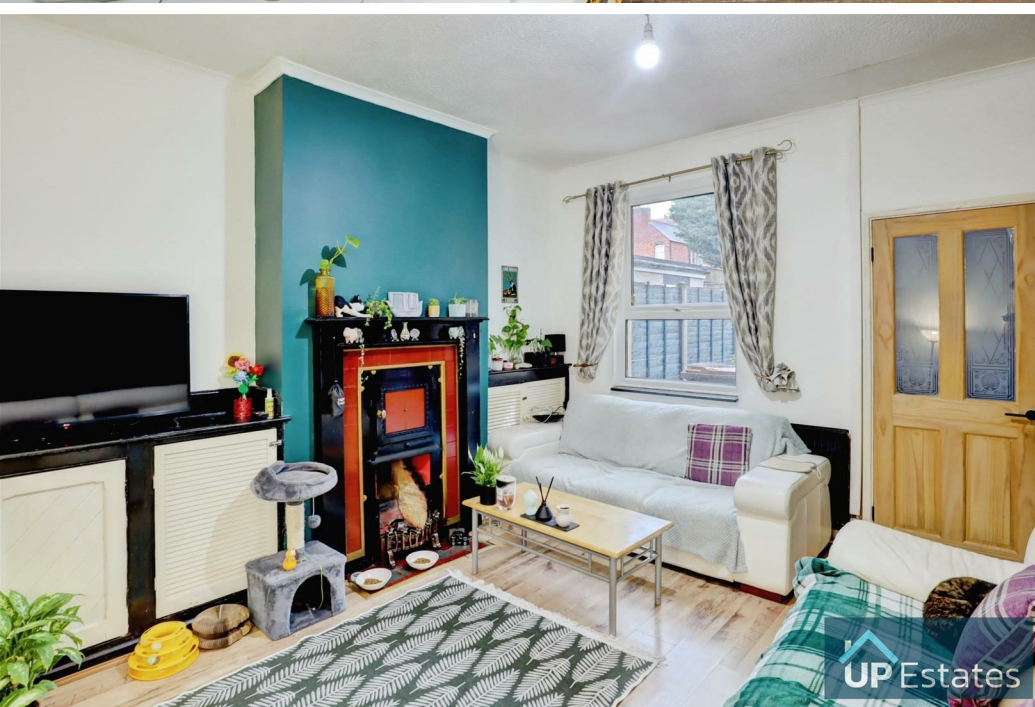




**3 Bedroom House - Terraced**  
**located on Edward Street, Nuneaton**  
**Offers Over £195,000**

**UP Estates**



**\*\*Discover this three bedroom mid-terrace home situated on Edward Street, Nuneaton – an ideal property for first-time buyers or working professionals looking for convenience, comfort, and flexible living space.\*\***

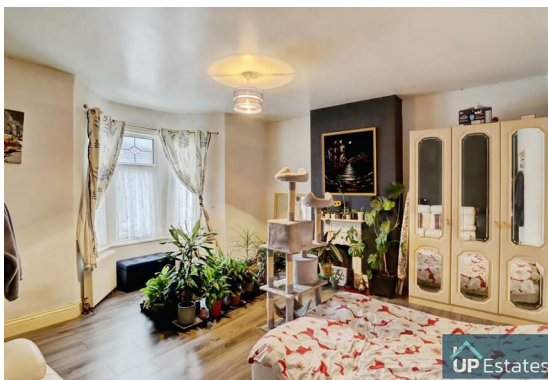
The home welcomes you with two well-proportioned reception rooms, perfect for both relaxation and dining. These flow seamlessly into the galley-style kitchen, which in turn leads to the downstairs bathroom, offering practicality for busy households. To the first floor, you'll find a spacious main bedroom featuring a lovely bay window, filling the room with natural light. Two further bedrooms include a generous double and a versatile single – ideal as a home office or nursery. This floor also benefits from a second family bathroom fitted with a shower unit. A real highlight is the flexible loft space offering practical storage.

Externally, the property offers a private rear garden and patio area, providing a pleasant outdoor setting for relaxing or entertaining during the warmer months. On-street parking is available at the front of the property with no permit required. Perfectly positioned, the home is within walking distance of Nuneaton town centre, local shops, and amenities—offering a superb combination of convenience and comfort. Be sure to check out the floorplan!

## Offers Over £195,000

- BE SURE TO CHECK OUT THE FLOORPLAN!
- THREE BEDROOM MID TERRACE HOME
- TWO GOOD SIZED RECEPTION ROOMS
- FLEXIBLE LOFT SPACE IS A REAL HIGHLIGHT
- TWO FAMILY BATHROOMS FOR ADDED CONVENIENCE
- WALKING DISTANCE TO NUNEATON TOWN CENTRE, LOCAL SHOPS & AMENITIES
- IDEAL FOR FIRST TIME BUYERS AND WORKING PROFESSIONALS





## 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.





Edward Street, Nuneaton





Total Area: 134.6 m<sup>2</sup> ... 1449 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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