



**3 Bedroom House - End Terrace**  
**located on Kingswood Road,**  
**Nuneaton**  
**£160,000**

**UP Estates**



**\*\*NO UPWARD CHAIN\*\*** - Three Bedroom End Terrace House set back from the road in Nuneaton, this well-proportioned three bedroom end terrace home offers generous living space, practical features, and excellent local amenities – making it ideal for families, first-time buyers, or investors alike.

The property welcomes you with a spacious living room, perfect for relaxing or entertaining friends or family. The open plan kitchen/dining area creates a practical and sociable heart of the home, complete with an integrated oven and hob, ample cupboard storage, and worktop space. A convenient ground floor WC adds to the functionality of the layout. Upstairs, there are three good sized bedrooms, all benefiting from built-in cupboards for excellent storage. The first floor also offers a family bathroom and a separate WC – a fantastic feature for busy family life. Externally, the property enjoys a lovely rear patio area, ideal for summer BBQs and outdoor dining. There is also the added benefit of a single garage, providing useful storage space or secure off-road parking. The home is well located for local amenities including Aldi, Kingswood Tavern, and the beautiful Kings Wood – perfect for weekend walks.

A fantastic opportunity for First Time Buyers, Growing Families and Investors alike.



£160,000

- NO UPWARD CHAIN
- THREE BEDROOM END TERRACE HOME
- OPEN-PLAN KITCHEN AND DINING AREA
- GROUND FLOOR WC
- FAMILY BATHROOM WITH SEPARATE WC UPSTAIRS
- REAR PATIO AREA IDEAL FOR OUTDOOR ENTERTAINING
- SINGLE GARAGE FOR EXTRA STORAGE OR SECURE OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES AND SUPERMARKETS



### **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.

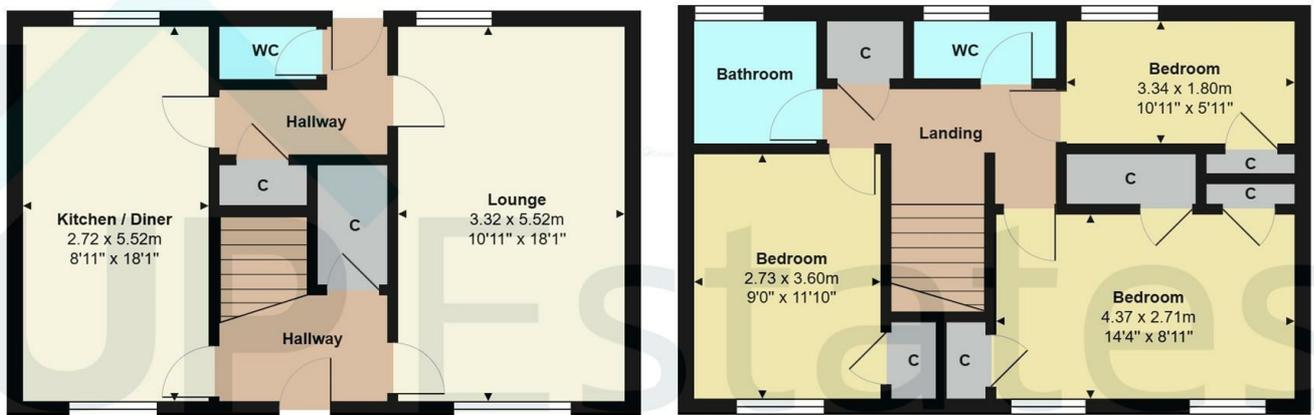
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Kingswood Road, Stockingford, Nuneaton





Total Area: 97.6 m<sup>2</sup> ... 1051 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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