



3 Bedroom House - Semi-Detached
located on Shanklin Drive,
Nuneaton
£230,000

UP Estates



£230,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- DINING ROOM TO THE FRONT WITH A GENEROUS BAY WINDOW
- LIVING ROOM OVER LOOKING THE BEAUTIFUL REAR GARDEN WITH FRENCH DOORS FOR DIRECT ACCESS
- TWO WELL PROPORTIONED DOUBLE BEDROOMS
- VERSATILE SINGLE BEDROOM/ HOME OFFICE/ NURSERY
- PRIVATE REAR GARDEN TO RELAX AND ENJOY
- PRIVATE GATED DRIVEWAY PROVIDING OFF ROAD PARKING
- WALKING DISTANCE TO HIGHLY REGARDED HIGHAM LANE SECONDARY SCHOOL
- EXCELLENT POTENTIAL TO MODERNISE AND MAKE YOUR OWN

****NO UPWARD CHAIN | THREE BEDROOM SEMI-DETACHED HOME | TWO RECEPTION ROOMS | PRIVATE REAR GARDEN | CLOSE TO HIGHAM LANE SCHOOL****

Situated on Shanklin Drive in Nuneaton, this three bedroom semi-detached home offers well-proportioned accommodation, a private mature rear garden and excellent potential for buyers looking to put their own stamp on a property. The home is conveniently located within walking distance of the highly regarded Higham Lane Secondary School, with local shops, Aldi and Lidl supermarkets and Nuneaton Town Centre all within easy reach.

A bright and airy entrance hall provides access to the main living accommodation and stairs to the first floor. To the front is a separate dining room featuring a generous bay window, while the living room sits to the rear and benefits from French doors opening directly onto the garden. The kitchen is positioned to the rear of the property and is complemented by useful built-in storage and access to the side aspect. Upstairs, there are two well-proportioned double bedrooms alongside a further single bedroom, which could also lend itself well to use as a home office or nursery. The bedrooms are served by a family bathroom fitted with a bath and overhead shower and useful storage.

Outside, the property benefits from a private, mature rear garden offering a pleasant outdoor space and direct access from the living room with two external stores also for garden tools and furniture. To the front is a private gated driveway for off road parking along with a lovely front lawned area.

The property does require some modernisation throughout, but provides a good opportunity to create a home tailored to your own requirements in a popular residential location. An internal viewing is recommended to appreciate the space and potential on offer.



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 travelling 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.



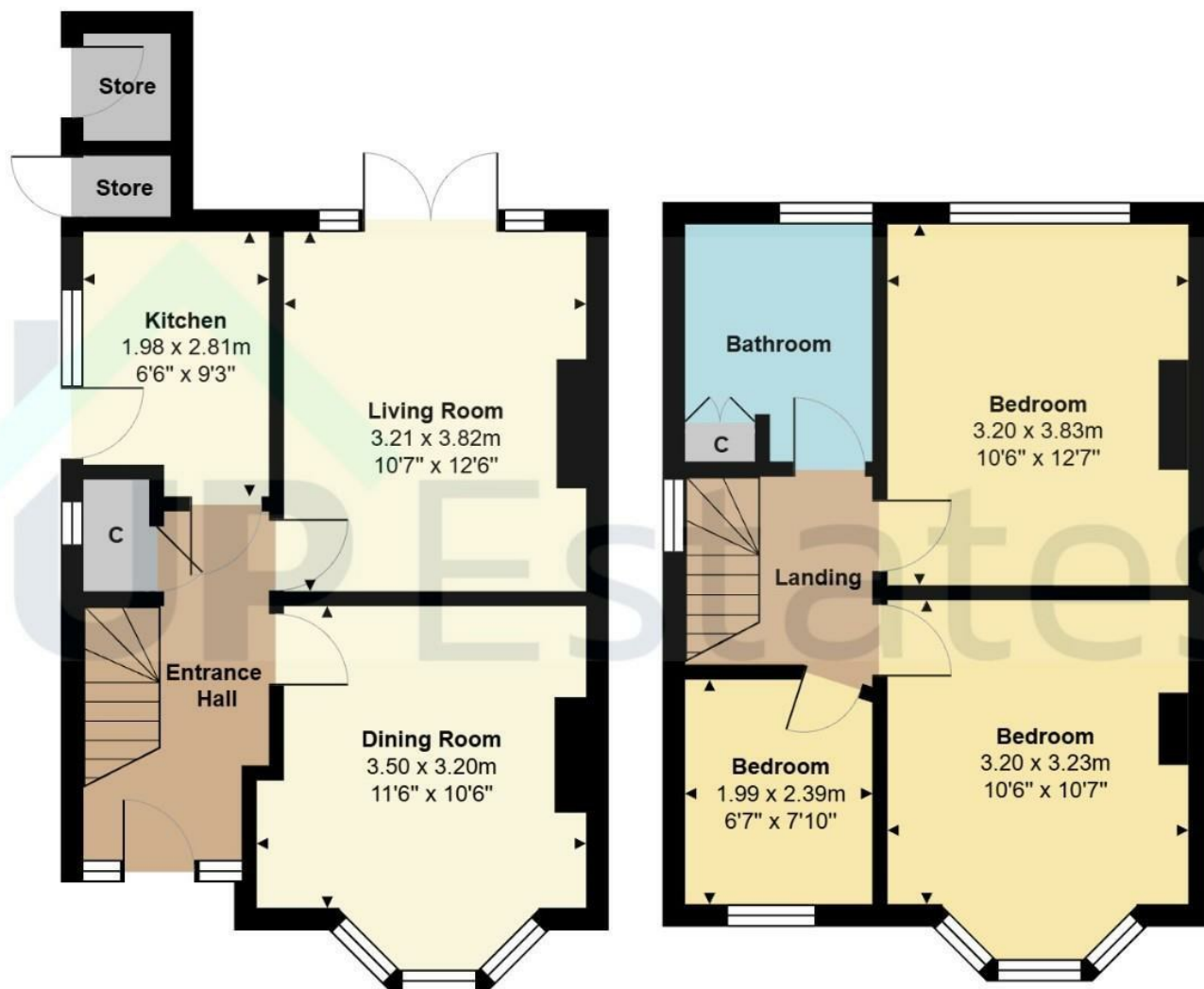
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Shanklin Drive, Nuneaton





Total Area: 77.9 m² ... 839 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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