



2 Bedroom House - End Terrace
located on Rivermead, Nuneaton
Offers Over £160,000

 **UP Estates**



****NO UPWARD CHAIN, TWO BEDROOM END TERRACE HOME, CONSERVATORY, GENEROUS ALLOCATED PARKING WITH DIRECT ACCESS TO LOCAL CANAL****

Beautifully presented two-bedroom end-terrace home situated in a quiet residential cul-de-sac, this well-maintained home offers an excellent opportunity for first-time buyers looking for a property that is ready to move straight into, while still providing fantastic potential to personalise and make their own.

The property welcomes you into a bright and inviting living room, creating a warm and comfortable first impression. To the rear of the home is the modern kitchen/dining area, fitted with a range of built-in cabinets, integrated oven and hob, and space for a dining table, making it ideal for everyday meals and entertaining. French doors open into the delightful conservatory, which enjoys lovely views over the rear garden and provides a wonderful additional reception space to relax in throughout the year. The conservatory has the added benefit of an insulated ceiling, enhancing comfort and usability in all seasons. Upstairs, the property offers two well-proportioned bedrooms and a spacious walk-in shower wet room. The main bedroom also benefits from a built-in storage cabinet, providing practical additional storage.

Externally, the home continues to impress. To the front, there is allocated parking for up to three vehicles. The beautifully maintained rear garden features a patio seating area, attractive planted borders and plenty of space for outdoor dining and entertaining during the warmer months. A particular highlight is the direct access to the canal at the rear, offering peaceful waterside walks and opportunities for fishing just beyond your garden.

There is also a useful side storage area, perfect for storing garden furniture, bikes and tools. Conveniently located within walking distance of local shops, amenities and Nuneaton town centre, this lovely home combines a peaceful setting with excellent everyday convenience.

Offers Over £160,000

- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE HOME READY TO MOVE STRAIGHT IN
- BRIGHT AND AIRY LIVING ROOM
- MODERN/ DINING AREA WITH INTEGRATED OVEN AND HOB
- CONSERVATORY WITH INSULATED CEILING FOR YEAR ROUND USE WITH LOVELY VIEWS TO THE GARDEN
- SPACIOUS WALK-IN SHOWER WET ROOM
- ALLOCATED PARKING FOR UP TO THREE CARS
- DIRECT ACCESS TO THE LOCAL CANAL FOR RECREATIONAL WALKS OR MAYBE A SPOT OF FISHING
- USEFUL SIDE STORAGE AREA FOR TOOLS, BIKES AND GARDEN FURNITURE
- QUIET CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF NUNEATON TOWN CENTRE



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.





Rivermead, Nuneaton



Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates