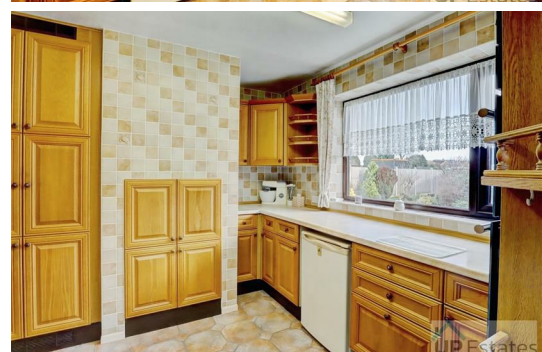




2 Bedroom Bungalow - Detached
located on Peake Avenue, Nuneaton
£270,000

UP Estates



****NO UPWARD CHAIN**** - Situated in a quiet residential setting within the popular St Nicolas Park area of Nuneaton, this delightful two-bedroom detached bungalow offers comfortable living with excellent potential throughout. The property benefits from a private driveway providing off-road parking for up to three vehicles and a large tandem garage with both front and rear access.

Upon entering, you are welcomed by a spacious hallway that leads through to a good-sized living room, enhanced by French doors opening onto the rear garden, allowing plenty of natural light and a pleasant outlook. The kitchen also enjoys views over the garden and offers ample built-in cupboard storage, practical worktop space, and convenient side access. The bungalow boasts two generously sized double bedrooms, with large windows overlooking the front aspect. One features Hammonds built-in storage. Completing the accommodation is a family bathroom fitted with a quadrant shower cubicle.

Ideally located, the property is within easy reach of Nuneaton town centre and the A5, while local shops, amenities, and well-regarded schools including Higham Lane Secondary School—are all within walking distance. This detached bungalow presents an excellent opportunity for buyers seeking a peaceful location with scope to personalise.

£270,000

- NO UPWARD CHAIN
- TWO BEDROOM DETACHED BUNGALOW
- PRIVATE DRIVEWAY FOR THREE CARS
- LARGE GARAGE WITH FRONT AND REAR ACCESS
- QUIET RESIDENTIAL LOCATION IN ST NICOLAS PARK
- EXCELLENT POTENTIAL THROUGHOUT
- WALKING DISTANCE TO LOCAL SHOPS, AMENITIES AND HIGHAM LANE SCHOOL
- EASY ACCESS TO NUNEATON TOWN CENTRE AND THE A5





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.

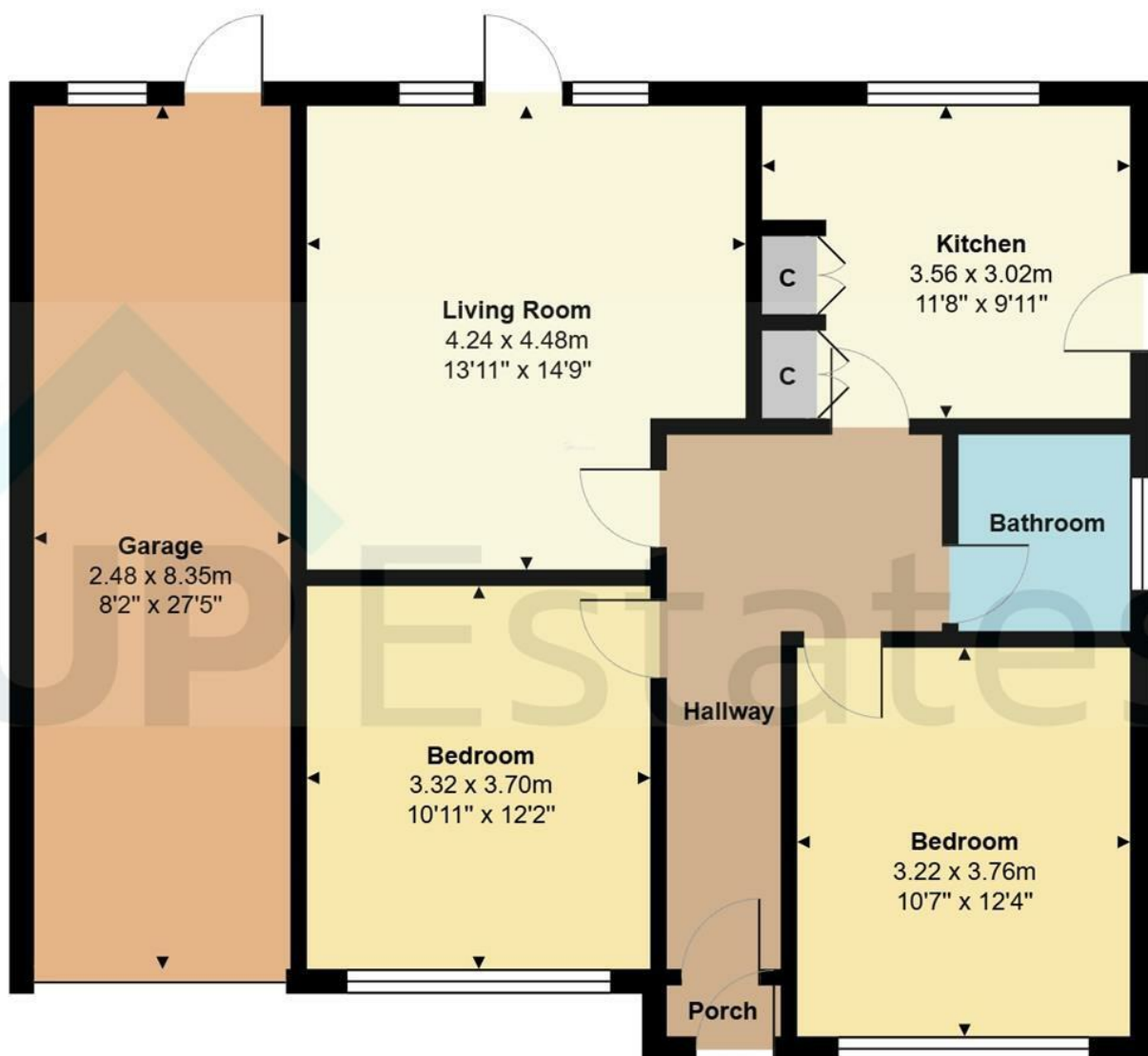
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Peake Avenue, Nuneaton





Total Area: 69.4 m² ... 747 ft² (excluding garage)

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