







2 Bedroom House - Terraced

located on Herbert Street, Nuneaton

£170,000

UP Estates

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£170,000

- BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACED HOME
- SPACIOUS LIVING ROOM
- SEPARATE DINING AREA
- MODERN WICKES KITCHEN
- TWO WELL PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- WELL MAINTAINED REAR GARDEN
- CLOSE TO STOCKINGFORD ACADEMY
- EASY ACCESS TO GEORGE ELIOT HOSPITAL
- CONVENIENT FOR NUNEATON TOWN CENTRE & TRANSPORT LINKS

BEAUTIFULLY PRESENTED TWO BEDROOM HOME | MODERN KITCHEN | WELL MAINTAINED GARDEN | CONVENIENT LOCATION

Situated in a convenient location close to local amenities, Stockingford Academy and George Eliot Hospital, this beautifully presented two bedroom mid terraced home offers well proportioned accommodation throughout. The property is also ideally positioned for access to Nuneaton town centre and excellent local transport links, making it an excellent choice for first time buyers, couples or investors.

The ground floor begins with a spacious living room which flows through into a separate dining room, creating a versatile and sociable living space. To the rear, the modern Wickes kitchen provides a practical and stylish space with a good range of fitted units and access towards the garden.

Upstairs, the property offers two well proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom. The layout provides comfortable accommodation while retaining a good sense of space throughout.

Externally, the property benefits from a well maintained rear garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months.

Presented to a high standard throughout and ideally located for a range of amenities and transport links, this is a fantastic opportunity for anyone looking for a ready-to-move-into home in Nuneaton.





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.



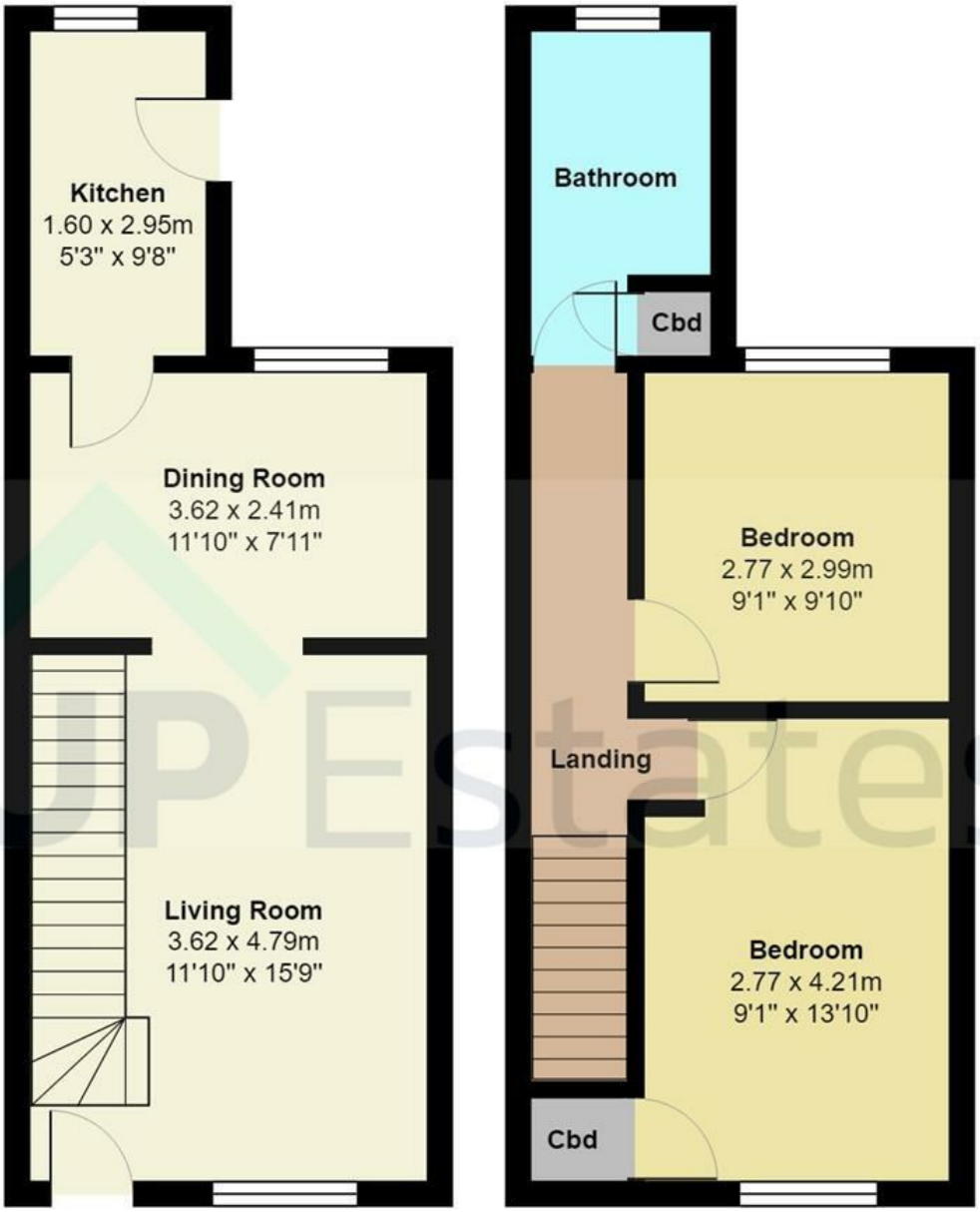
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Herbert Street, Nuneaton





Total Area: 64.7 m² ... 697 ft²

All measurements are approximate and for display purposes only

CONTACT

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