







2 Bedroom House - Terraced

located on Westbury Road, Nuneaton

£150,000

UP Estates

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£150,000

- NO UPWARD CHAIN
- SPACIOUS TWO DOUBLE BEDROOM HOME
- TWO GENEROUS RECEPTION ROOMS FOR DINING AND RELAXING
- MODERN FITTED KITCHEN WITH NEUTRAL CABINETS
- FAMILY BATHROOM WITH EXCELLENT POTENTIAL FOR DEVELOPMENT
- GOOD SIZED REAR GARDEN WITH SCOPE FOR LANDSCAPING
- EXTERNAL STORE ROOM AND WC WITH DEVELOPMENT POTENTIAL (STPP)
- ON STREET PARKING READILY AVAILABLE TO THE FRONT ASPECT
- EXCELLENT OPPORTUNITY TO PERSONALISE
- IDEAL FOR FIRST TIME BUYERS, PROFESSIONALS AND INVESTORS

NO UPWARD CHAIN, SPACIOUS TWO BEDROOM TERRACE HOME WITH EXCELLENT POTENTIAL

This spacious two-bedroom terrace home presents an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a property. Offering generous living accommodation throughout, this home combines comfortable living spaces with fantastic potential for future improvement.

The property welcomes you into the first of two spacious reception rooms, perfectly suited as a formal dining room and an ideal space for entertaining family and friends. This leads through to the second reception room, creating a comfortable and inviting living area where you can relax and unwind. Positioned just off the living room is the modern kitchen, fitted with a range of neutral wall and base units, providing ample storage and workspace while offering direct access to the rear garden.

Upstairs, the property boasts two generous double bedrooms, both offering plenty of space for furnishings and natural light. These are served by a well-proportioned family bathroom, which provides excellent scope for modernisation or redesign to suit your own style.

Externally, the property continues to impress with a sizeable rear garden offering a wonderful blank canvas for landscaping, outdoor entertaining or creating your perfect family garden. To the rear of the property is an external store room and a separate outside WC, both presenting further potential for development, subject to any necessary permissions. Convenient on-street parking is readily available to the front of the home. Within easy reach of this home are local shops, schools and amenities including the Stockingford Recreational Park for an afternoon walk.

Offering spacious accommodation, versatile living areas and fantastic potential both inside and out, this is a wonderful opportunity to acquire a home that can be tailored to your own tastes and requirements.





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.

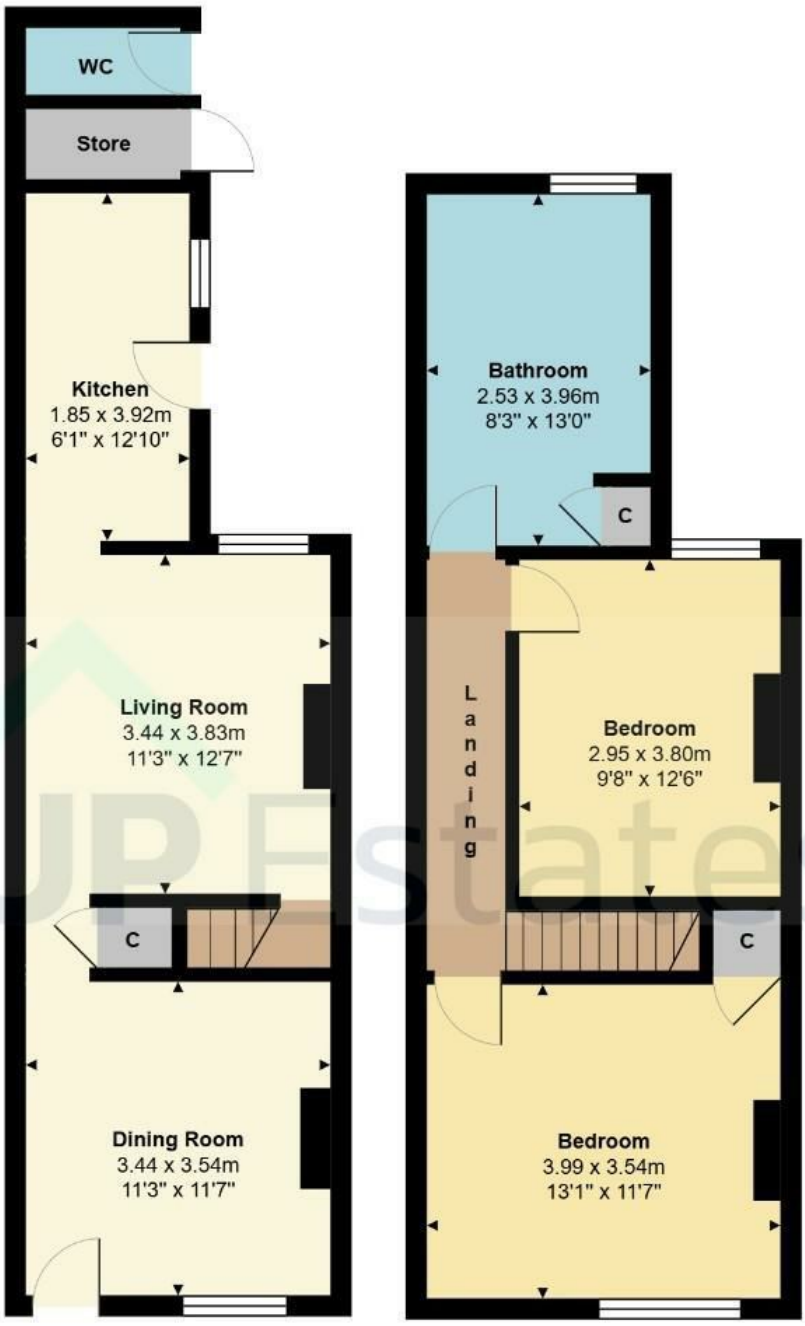
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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



Westbury Road, Nuneaton





Total Area: 80.0 m² ... 861 ft² (excluding store, wc)

All measurements are approximate and for display purposes only

CONTACT

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