



**3 Bedroom House - Semi-Detached**  
**located on Queen Elizabeth Road,**  
**Nuneaton**  
**£265,000**





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**£265,000**

- NO FORWARD CHAIN!
- THREE DOUBLE BEDROOM FAMILY HOME
- BEAUTIFUL GARDEN WITH OUTBUILDING
- IMMACULATED PRESENTED THROUGHOUT
- OFF-ROAD PARKING TO SIDE ASPECT
- TWO BATHROOMS & WC

\*\* NO FORWARD CHAIN - BEAUTIFULLY PRESENTED FAMILY HOME - THREE DOUBLE BEDROOMS, TWO BATHROOMS & WC - OUTBUILDING - OFF ROAD PARKING \*\* This attractive three-storey semi-detached home offers thoughtfully designed living space, perfect for a young or growing family. Featuring three spacious bedrooms, two modern bathrooms, and a welcoming reception area, it effortlessly combines contemporary style with everyday comfort.

Step into the inviting hallway, which leads to a convenient guest cloakroom and a bright lounge/dining room — a versatile space ideal for relaxing or entertaining, with ample room for family meals and social gatherings.

The stylish kitchen is a chef's dream, equipped with sleek integrated appliances including an oven, hob, extractor, and dishwasher. With abundant storage and elegant work surfaces, it provides a practical yet sophisticated space for cooking and entertaining.

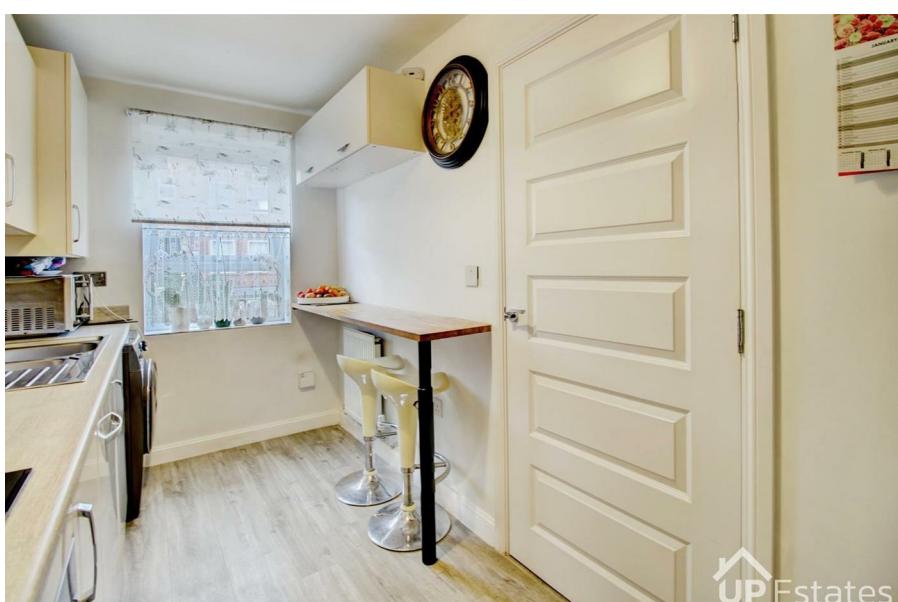
On the first floor, two generous double bedrooms offer peaceful retreats, complemented by a modern family bathroom with en-suite facilities — designed to accommodate the needs of a busy household.

The second floor is dedicated to the principal bedroom, a spacious haven featuring a luxurious en-suite shower room for ultimate convenience and privacy.

Externally, the property benefits from a tandem driveway, providing easy off-street parking, and a beautifully landscaped rear garden, perfect for summer evenings. A purpose-built outbuilding with double-glazed windows offers additional storage or workspace.

Located in a popular residential area, this home is close to excellent schools, shops, and local amenities, making daily life effortless. With its modern design, practical layout, and convenient location, this property is an ideal choice for first-time buyers or families looking to upgrade.

Don't miss the chance to make this exceptional house your new home!

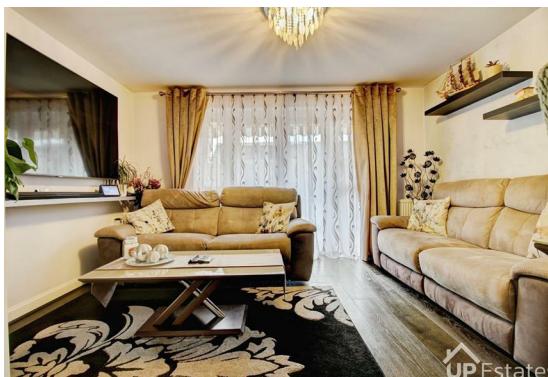




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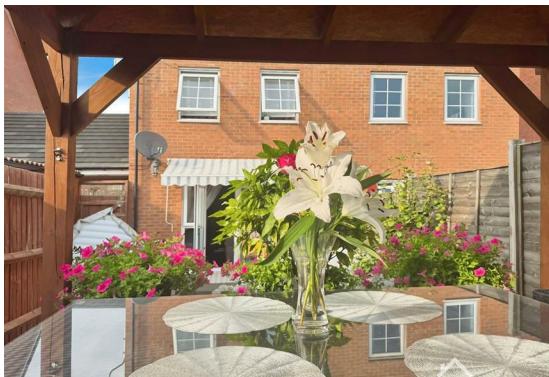
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## IMPORTANT NOTE TO PURCHASERS

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.

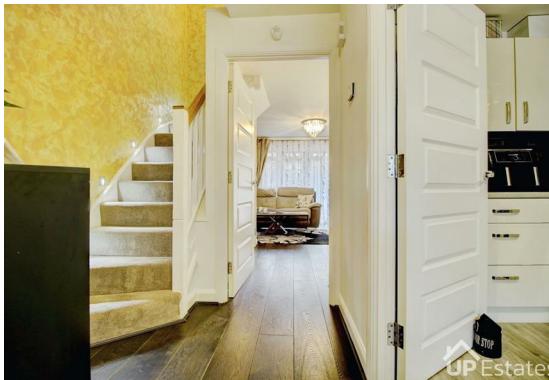
All measurements are approximate and intended



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.

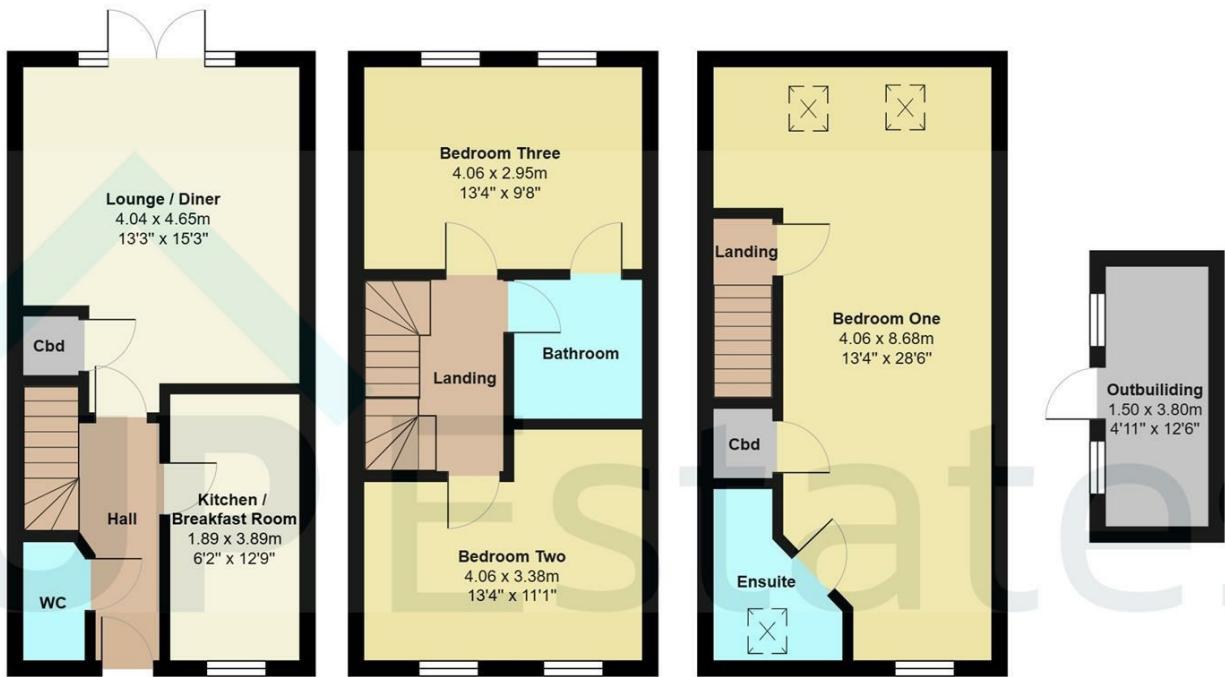
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Queen Elizabeth Road, Camphill, Nuneaton





Total Area: 105.6 m<sup>2</sup> ... 1136 ft<sup>2</sup> (excluding outbuilding)

All measurements are approximate and for display purposes only

## CONTACT

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