



3 Bedroom House - Link Detached
located on Rothesay Close,
Nuneaton
£275,000

 **UP Estates**



****THREE BEDROOM LINK DETACHED HOME**** - Situated in a quiet residential area of Nuneaton, this well-presented three-bedroom link-detached home offers spacious and versatile living, ideal for families and professionals alike.

Upon entering, you are welcomed by the entrance hallway leading into a bright and airy open-plan living and dining room. Large windows allow natural light to flood the space, creating a warm and comfortable environment perfect for both relaxing and entertaining. Adjacent to the living area is a modern fitted kitchen, complete with ample cupboard storage and integrated oven and hob. The property further benefits from a generous utility room, a convenient downstairs WC, and access to a useful garage store. The utility room also provides direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, featuring built-in storage options, along with a contemporary family bathroom fitted with a bath and overhead shower. Externally, the home boasts a pleasant rear garden with a patio area, ideal for outdoor dining and entertaining. To the front, there is a private driveway providing off-road parking and access to the garage store. The property is conveniently located close to local shops, schools, and a range of everyday amenities, making it a highly practical and desirable home.

£275,000

- THREE BEDROOM LINK-DETACHED HOME
- SPACIOUS OPEN-PLAN LIVING AND DINING AREA
- MODERN FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- GENEROUS UTILITY ROOM WITH GARDEN ACCESS
- DOWNSTAIRS WC FOR ADDED CONVENIENCE
- PRIVATE REAR GARDEN WITH PATIO AREA
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARAGE STORE FOR ADDITIONAL STORAGE
- CLOSE TO LOCAL SHOPS, SCHOOLS AND OTHER AMENITIES





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.





Rothesay Close, Nuneaton





Total Area: 92.5 m² ... 995 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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