



 UP Estates



 UP Estates



**3 Bedroom House - Terraced**  
**located on Coventry Road,**  
**Nuneaton**  
**Offers Over £190,000**

 UP Estates



## STUNNING THREE-BED TERRACED HOME | HIGH CEILINGS & CHARACTER FEATURES | BEAUTIFULLY RENOVATED THROUGHOUT

Situated on Coventry Road, Nuneaton (CV11 4NL), this beautifully presented three-bedroom terraced home combines period charm with stylish modern upgrades. The property enjoys a highly convenient location, just a short walk from Nuneaton town centre, Riversley Park, and George Eliot Hospital, with excellent transport links nearby including the A444, A5, M6 and M69, plus Nuneaton railway station offering direct connections to Birmingham, Coventry, and London.

Internally, the property has been decorated to a high standard and offers a generous layout with high ceilings throughout enhancing the sense of space. The ground floor boasts a bright and spacious living room, a large dining room perfect for entertaining, and a new modern kitchen complete with a granite sink and stylish finishes.

Upstairs, there are two large double bedrooms and a good-sized single, all well-proportioned and full of natural light. A newly fitted, modern family bathroom adds further appeal.

Externally, the home continues to impress with a good-sized rear garden, featuring two useful store rooms, a decking area at the back, and a brick-built BBQ—ideal for relaxing or hosting in the warmer months.

Perfectly blending character and modern style, this is a fantastic opportunity to secure a move-in-ready home in a prime Nuneaton location.



## Offers Over £190,000

- STUNNING THREE-BED TERRACED HOUSE
- HIGH CEILINGS THROUGHOUT
- BEAUTIFULLY DECORATED TO A HIGH STANDARD
- SPACIOUS LIVING ROOM & LARGE DINING ROOM
- NEW MODERN KITCHEN WITH GRANITE SINK
- TWO LARGE DOUBLE BEDROOMS & ONE GOOD-SIZED SINGLE
- NEWLY FITTED FAMILY BATHROOM
- PRIME LOCATION CLOSE TO NUNEATON TOWN CENTRE, PARKS & TRANSPORT LINKS



### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Coventry Road, Nuneaton





Total Area: 93.6 m<sup>2</sup> ... 1007 ft<sup>2</sup> (excluding store)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

**UP** Estates