

**2 Bedroom Bungalow - Semi  
Detached  
located on Merlin Avenue, Nuneaton  
£250,000**

**UP Estates**





**\*\*Situating on Merlin Avenue in Nuneaton, this well-presented two-bedroom semi-detached bungalow offers comfortable, single-storey living with modern features throughout.\*\***

The property is accessed via a side entrance through the car port, leading into a welcoming hallway. From here, you are guided into a spacious living room positioned to the front aspect, providing a bright and relaxing space to unwind. There are two well-proportioned double bedrooms, both offering ample space for bedroom furniture, along with a modern family bathroom fitted with both bath and shower facilities. To the rear of the property sits a stylish, modern kitchen featuring a range of built-in cupboards and worktop space. The kitchen flows seamlessly into a beautiful conservatory, creating a wonderful additional living area that overlooks the rear garden and is perfect for enjoying the warmer months.

Externally, the property benefits from a private driveway to the front and a low-maintenance rear garden laid with Astro-turf. A decking area provides an ideal spot for outdoor entertaining or relaxing with family and friends. To the rear, there is also a single garage offering useful additional storage. Conveniently located, the property is just a short drive from Aldi Supermarket and the popular Triple 'A' Foodhall, making it ideal for local amenities while enjoying a quiet residential setting. Call us now to arrange a viewing.

**£250,000**

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- MODERN FITTED KITCHEN WITH AMPLE CUPBOARD STORAGE
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- PRIVATE DRIVEWAY TO THE FRONT
- LOW-MAINTENANCE REAR GARDEN WITH ASTRO-TURF
- DECKING AREA IDEAL FOR ENTERTAINING
- SPACIOUS FRONT FACING LIVING ROOM
- SINGLE GARAGE TO THE REAR FOR ADDITIONAL STORAGE
- CONVENIENT LOCATION CLOSE TO ALDI AND TRIPLE 'A' FOODHALL





### 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

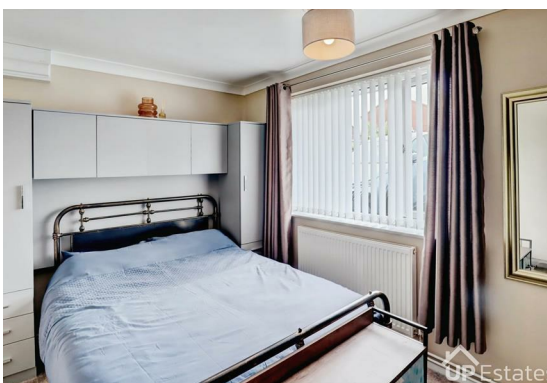




as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.







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Merlin Avenue, Nuneaton



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Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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