



**Upton Drive, Nuneaton
CV11 4GF
Offers Over £220,000**

Freehold - Nuneaton & Bedworth Band: B - EPC: C

* WELL PRESENTED SEMI DETACHED OFFERED WITH NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome to market this well presented two bedroom semi detached home situated on the ever popular Maple Park estate. Situated close to local shops, schools, further amenities and offering excellent transport links via the A444 and beyond. Benefitting from gas central heating and recently installed double glazing throughout, in brief the property comprises of an entrance hall, downstairs WC, living room and kitchen/dining room. To the first floor there are two double bedrooms and a recently fitted bathroom suite. To front offers a low maintenance fore garden with a tarmacked driveway, to rear an enclosed garden, also offering a detached garage with access front and rear. This property must be viewed to show the quality on offer, it would make an excellent first time buy or if you are looking to downsize, offered with no upward chain and viewings are strictly via the agent.



Entrance Hall

11'2" x 3'8" (3.40m x 1.13m)

Entrance via front door with stairs off to the first floor, doors off to various rooms, radiator and Amtico flooring.

WC

4'11" x 2'2" (1.50m x 0.65m)

With obscure recently installed double glazed window to front, low level WC, hand wash basin with mixer tap with splashback and built in storage beneath and radiator.

Living Room

13'9" x 12'6" (4.20m x 3.80m)

With recently installed double glazed window to front, radiator, fireplace with surround and Amtico flooring through to:

Kitchen/Dining Room

9'2" x 12'6" (2.80m x 3.80m)

Fitted with a matching range of base and eye level units with recently fitted worktop space over, composite sink unit with single drainer and stainless steel swan neck tap over, fitted electric hob unit and extractor hood over, plumbing/space for further appliances, recently fitted splashback surround, Amtico flooring, radiator and double glazed window and door to rear.

Landing

4'7" x 6'7" (1.40m x 2.00m)

With doors off to various rooms, access to loft space via hatch which is insulated and boarded.

Bedroom

9'10" x 9'6" (3.00m x 2.90m)

With recently installed double glazed window to front, radiator and storage cupboard.

Bedroom

8'2" x 12'6" (2.50m x 3.80m)

With recently installed double glazed window to rear and radiator.

Bathroom

6'3" x 6'3" (1.90m x 1.90m)

Recently fitted fully tiled bathroom suite as of 2025, comprising of a panelled bath with shower over and glass screen, low level WC, hand wash basin with mixer tap and built in mirrored storage above and obscure double glazed window to side.

Outside

To front if a low maintenance fore garden made up of slabbed and stoned sections, a tarmacked driveway for a single vehicle, to rear via the side gate an enclosed garden made up of lawn, patio and shrubbed sections.

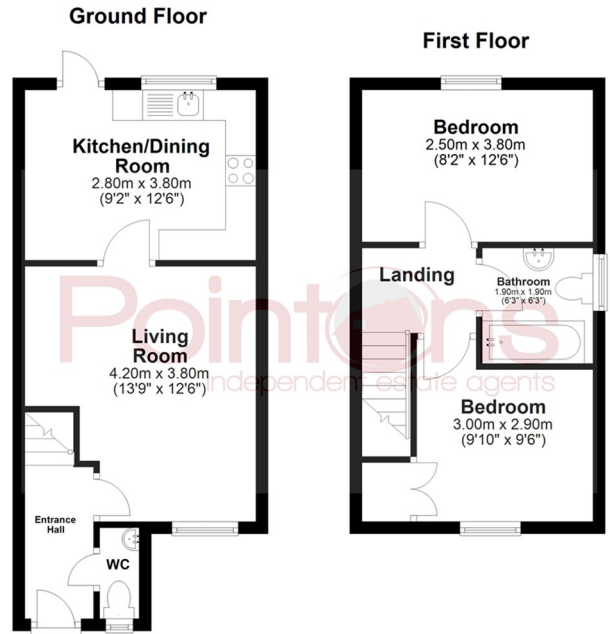
Garage

8'2" x 19'0" (2.50m x 5.80m)

With up and over door to front and door to rear garden.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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