

OPENING DOORS SINCE 1843

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Coleshill Road, Nuneaton, CV10 0NY
£189,995

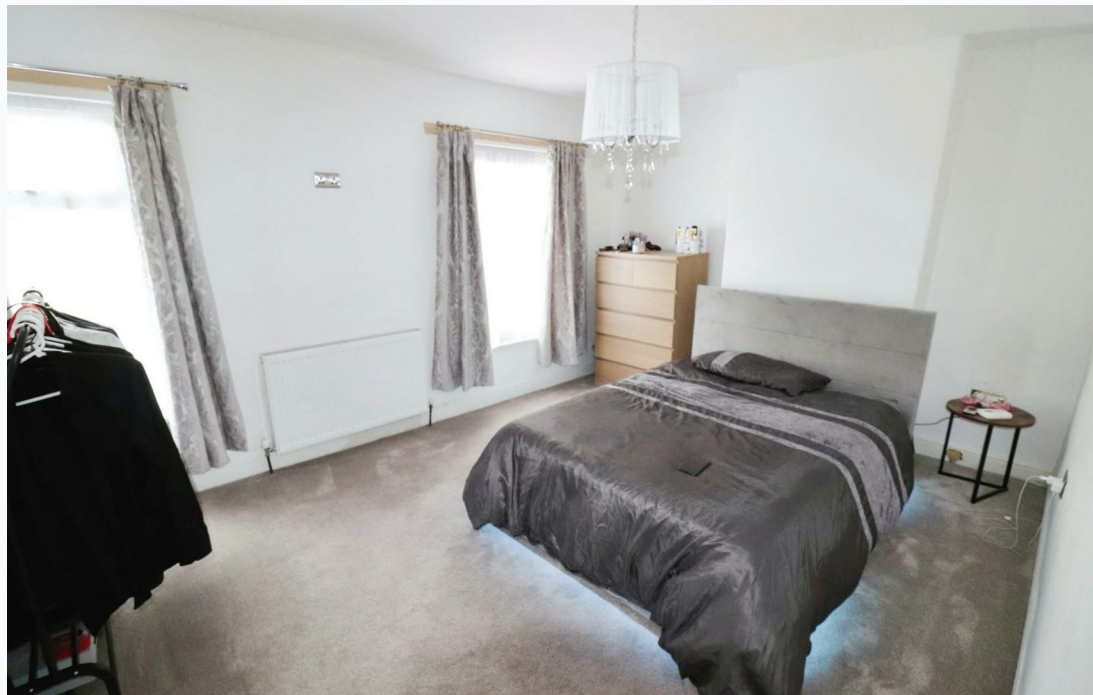


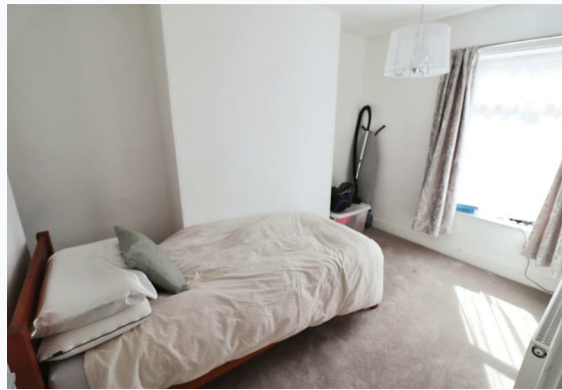
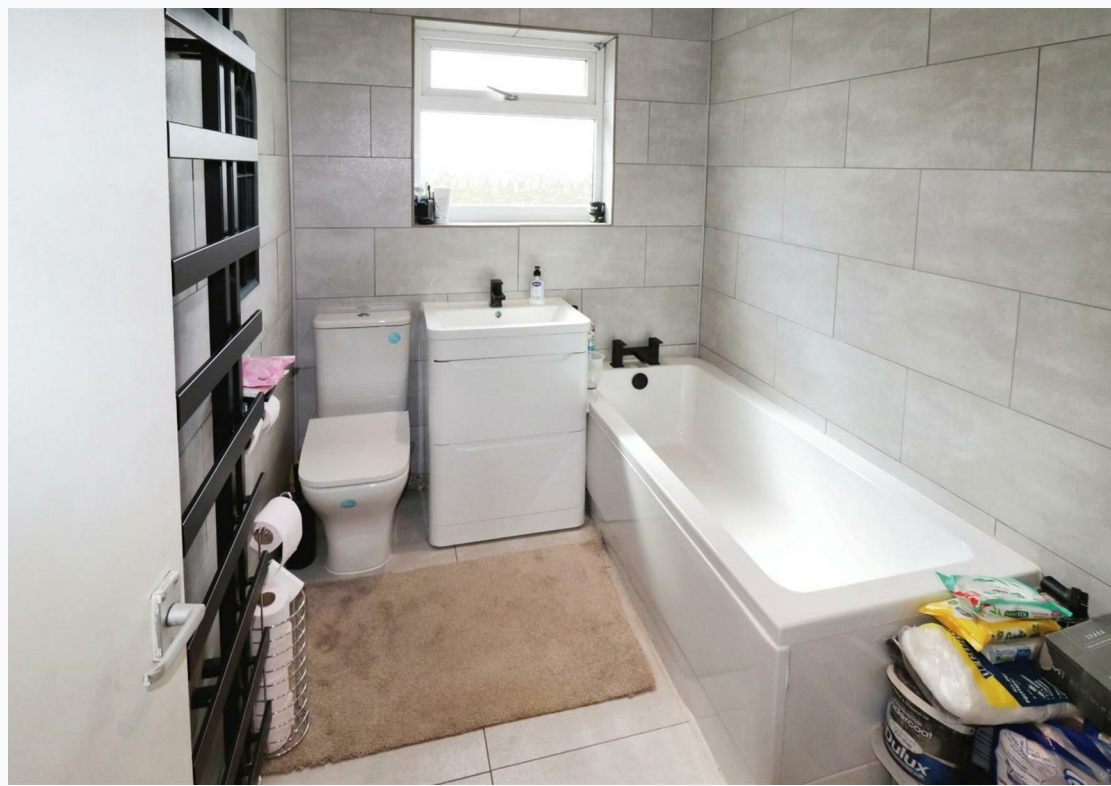
Coleshill Road Nuneaton, CV10 0NY

This well presented and much improved mid terrace property offers spacious accommodation throughout which in brief comprises lounge with a feature marble style fire place with incorporated living flame gas fire. Inner lobby with staircase leading to kitchen located on the lower level and doorway leading to the dining/sitting room which has a cupboard housing the Baxi combination gas boiler and staircase leading to the first floor landing. The breakfast kitchen has a range of modern wooden style units, double glazed window and a double glazed door to the rear garden.

The first floor landing provides access to the two bedrooms and bathroom which has a modern white coloured suite comprising panelled bath, vanity unit with incorporated hand wash basin and a low level W.C. There is also a separate shower cubicle with incorporated shower unit. The property also benefits from gas central heating and PVCu double glazing.

Outside the rear garden is enclosed by fencing with a brick built store and outhouse with incorporated W.C. Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale which would also make an ideal first time buy or investment purchase.

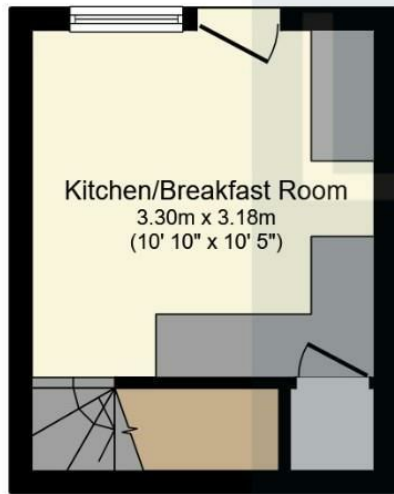




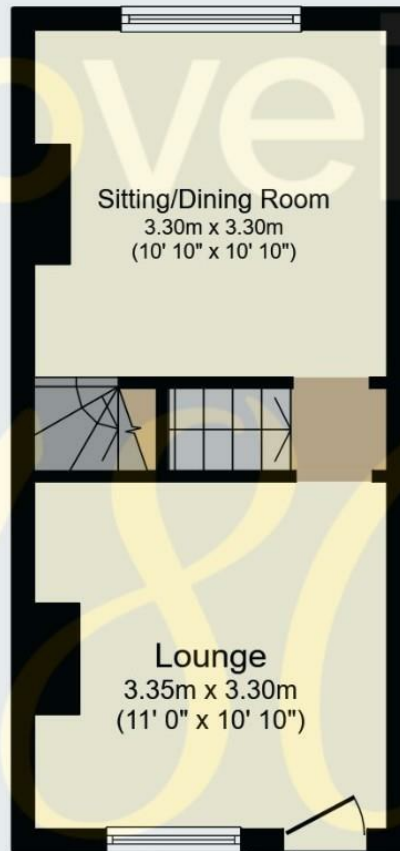
- Much Improved Terrace
- Two Reception Rooms
- Spacious Breakfast Kitchen
- Two Bedrooms
- Modern Bathroom Suite & Shower Cubicle
- Gas Central Heating
- PVCu Double Glazing
- Rear Garden
- Viewing Is Recommended



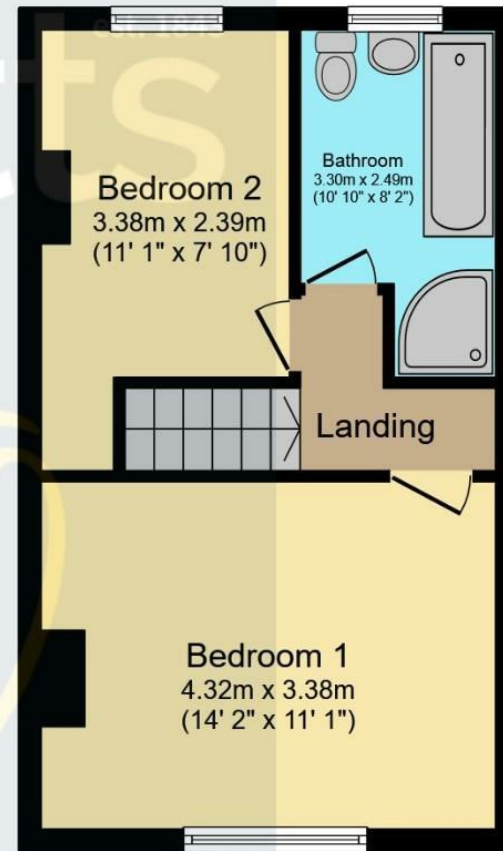
Floor Plan



Lower Ground Floor
Floor area 13.6 m² (147 sq.ft.)



Ground Floor
Floor area 25.5 m² (274 sq.ft.)

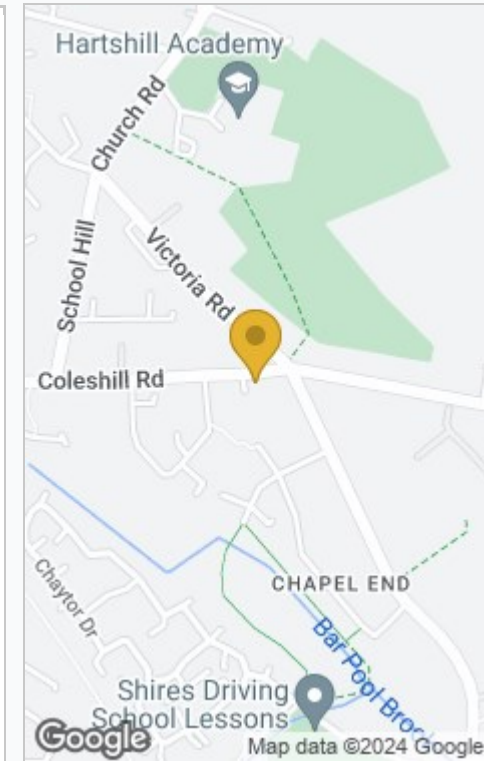


First Floor
Floor area 32.8 m² (353 sq.ft.)

TOTAL: 71.9 m² (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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