



Because property is personal with...

Coventry Road, Nuneaton

BELVOIR!

£175,000



Key Features

- 3 BED TERRACED HOUSE
- CLOSE TO NUNEATON TOWN CENTRE
- THROUGH LIVING ROOM/DINER
- KITCHEN
- UTILITY
- DOWNSTAIRS CLOAKROOM
- NO UPWARDS CHAIN
- EPC rating E
- Freehold





SUBSTANTIAL 3 BED TERRACED HOUSE WITHIN WALKING DISTANCE OF NUNEATON TOWN CENTRE AND CLOSE TO THE GEORGE ELIOT HOSPITAL. THE PROPERTY INCLUDES THROUGH LIVING ROOM/DINER, KITCHEN, UTILITY, DOWNSTAIRS CLOAKROOM, 3 BEDROOMS AND FAMILY BATHROOM. THERE IS ALSO A REAR GARDEN. WITH UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING THE PROPERTY IS IDEALLY LOCATED FOR ACCESS TO THE A444/BEDWORTH BYPASS AND M6 MOTORWAYS AS WELL AS CLOSE TO MIDDLEMARCH, ST THOMAS MORE AND ALL SAINTS SCHOOLS AND ALSO THE PINGLES LEISURE CENTRE

In brief the property comprises :-

Through Living Room/Diner - 27'10" x 13'0" (8.50 x 3.99m) into bay with main entrance door, upvc double glazed windows, radiators, stairs leading to the first floor

Kitchen - 17'4" x 7'11" (5.29 x 2.42m) with a range of fitted wall and base units, roll edge worktop, inset sink with mixer tap, tiled splash back, electric oven, ceramic hob, extractor, upvc double glazed window, upvc double glazed door leading to the rear garden, radiator

Utility - 2'11" x 4'3" (0.90 x 1.31m) with plumbing and space for a washing machine

Cloakroom - 2'6" x 2'9" (0.79 x 0.85m) with corner sink, upvc double glazed window

WC - 2'7" x 4'4" (0.79 x 1.33m) with low level wc, upvc double glazed window, extractor

To the first floor

Landing - 24'0" x 2'8" (7.33 x 0.83m) with heating thermostat, radiator

Bedroom One - 15'3" x 9'11" (4.66 x 3.03m) with upvc double glazed windows, radiator, loft access

Bedroom Two - 12'1" x 10'0" (3.71 x 3.07m) with built in cupboard, upvc double glazed window, radiator

Bedroom Three - 9'8" x 7'11" (2.97 x 2.42m) with built in cupboard, cupboard housing boiler, upvc double glazed window, radiator

Bathroom - 7'10" x 4'9" (2.41 x 1.46m) with white suite comprising bath with electric shower over, low level wc, pedestal sink, upvc double glazed window, radiator

Outside

To the front the property is approached by steps to the main entrance door, gravel bed

To the rear the garden is mainly laid to lawn with slabbed pathway to the rear door, patio, side gate, shed

The boiler was new in February 2023.

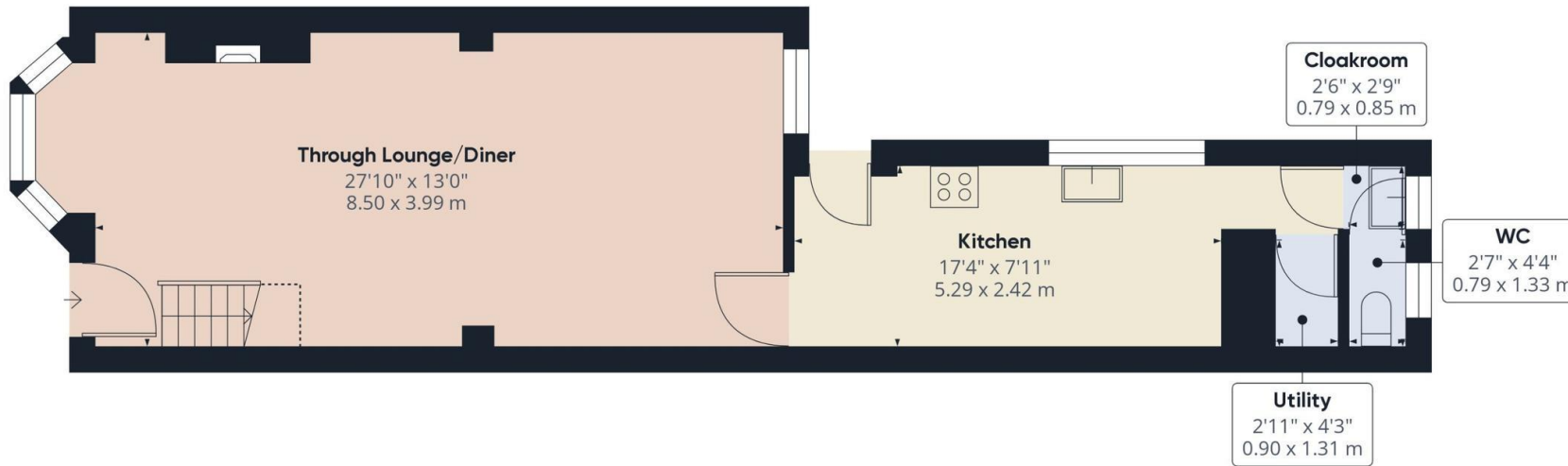
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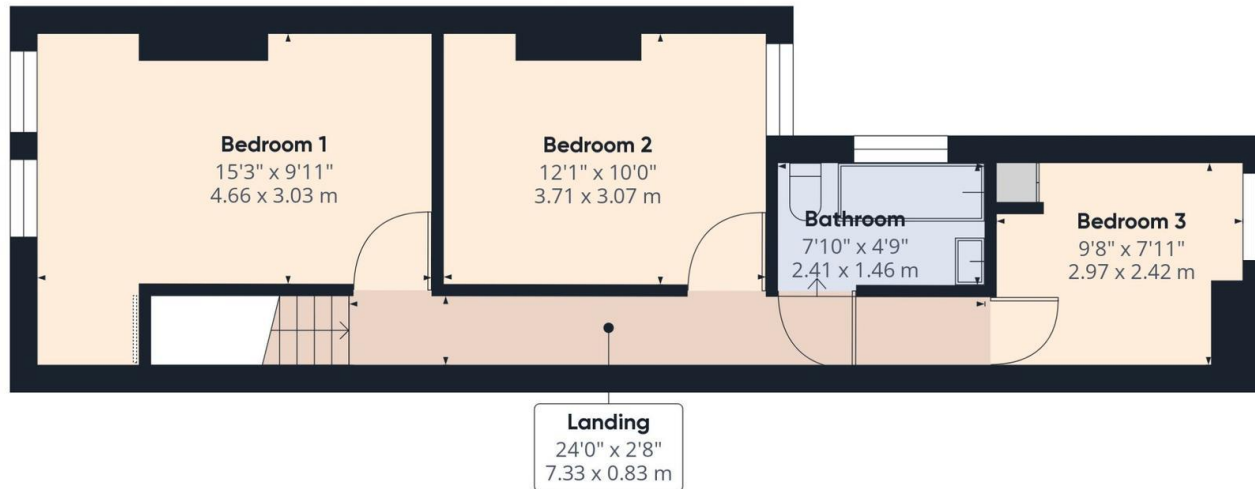
particulars do not constitute a contract or part of a contract







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1010.3 ft²

93.86 m²

Reduced headroom

14.75 ft²

1.37 m²

(1) Excluding balconies and terraces

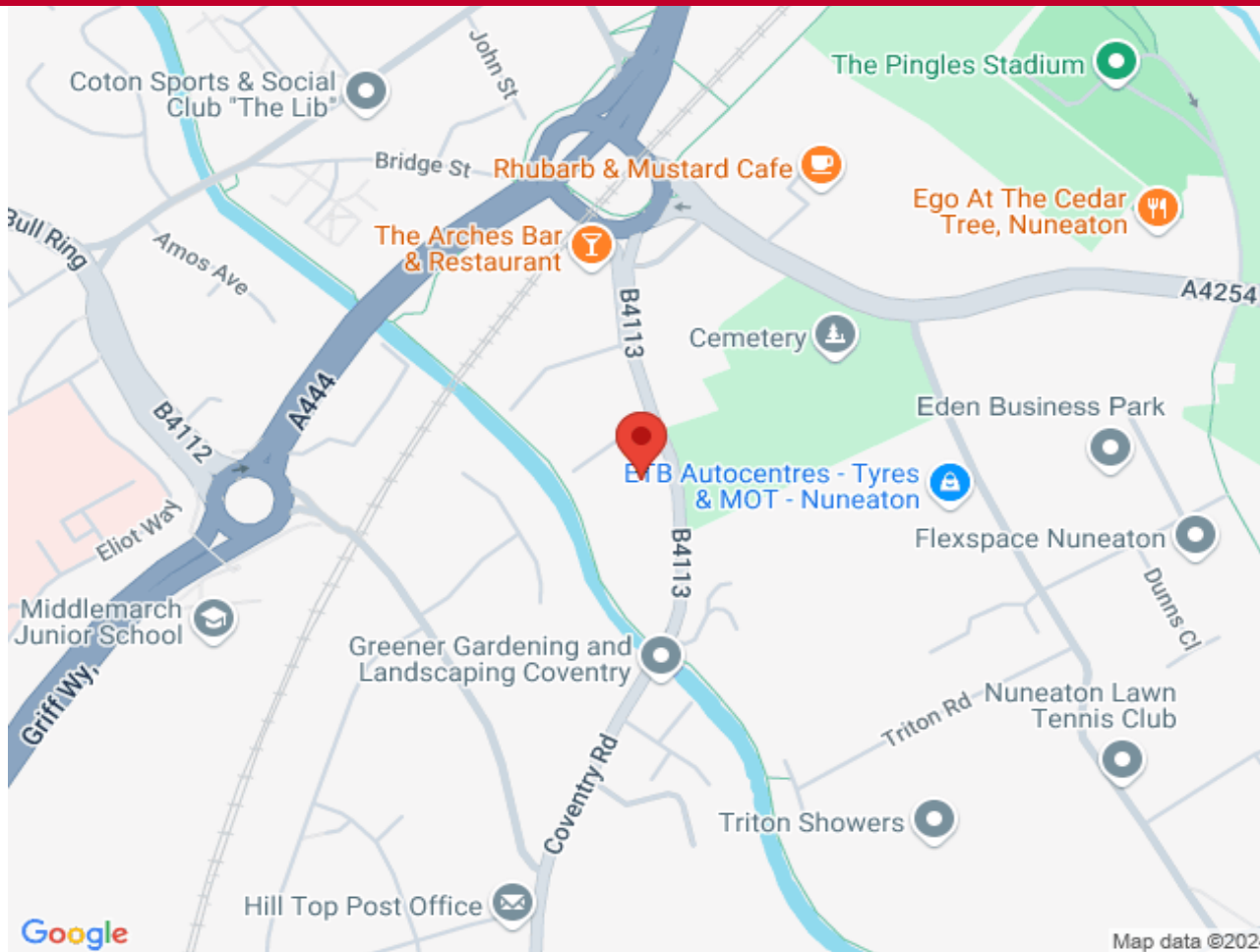
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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