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Abbotsford Road, Nuneaton
Offers Over £180,000

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ESTATE AGENTS

Abbotsford Road, Nuneaton,

Introducing this semi-detached house, ripe for an investment opportunity. This property carries a wealth of potential, with the current condition requiring renovation, offering the chance for the new owner to truly make this house their own. Upon entry, you are welcomed by a spacious reception room, awaiting your personal touch, This leads to the kitchen which needs modernisation. The property comprises of two generously-sized bedrooms. upstairs you also have a bathroom in need of refurbishment. This semi-detached house is a blank canvas waiting to be transformed. Whether you're a seasoned developer or a first-time buyer looking to create your dream home from the ground up, this property holds immense potential. Contact us today to discuss this unique opportunity further.

Entrance hall

Living room

Kitchen

utility / store

Bedroom one

Bedroom two

Bathroom







Ground Floor

Floor area 47.4 m² (510 sq.ft.)

First Floor

Floor area 34.0 m² (366 sq.ft.)

TOTAL: 81.3 m² (876 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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