



Arlington Way, Nuneaton, CV11 6SS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

***THREE BEDROOM LINK DETACHED PROPERTY WITH LARGE PLOT MUST BE VIEWED** Set at the bottom of the cul-de-sac this well presented home set within a large plot is now available for viewing.

Very briefly comprising entrance hall, kitchen diner with built in appliances, family living room, conservatory, WC & private rear garden all to the ground floor. On the first floor there are three bedrooms and the family bathroom. The property benefits from double glazing, gas central heating, large driveway and large plot giving a side/front garden.

Viewing is highly recommended, call us now to arrange your viewing. EPC - D

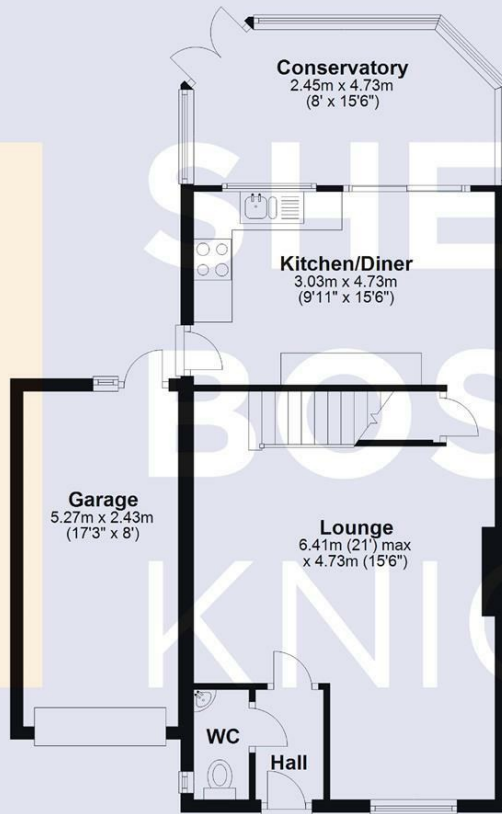






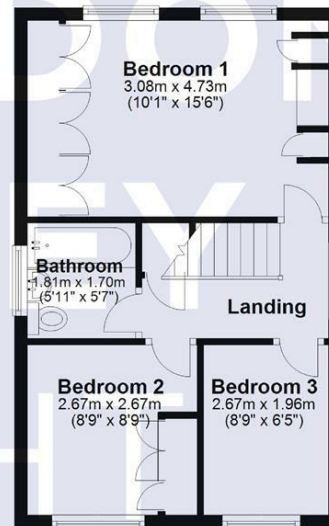
Ground Floor

Approx. 70.4 sq. metres (757.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 107.1 sq. metres (1153.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Key Features

- Three bedroom link detached property
- On a good sized plot
- Good sized gardens and ample vehicle parking
- Cul-de-sac and very popular location
- Lounge, refitted kitchen/diner and conservatory
- OPEN HOUSE EVENT
JANUARY 13TH - CALL FOR YOUR TIMESLOT
- EPC -TBC

**Offers Over
£285,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -
NBBC