



Merevale Avenue, Nuneaton, CV11 5LU

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* SNAP THIS ONE UP QUICKLY \*\*\*

Here is a traditional style semi detached home situated in a central location just off Queens Road, close to the town centre and Abbey Green with excellent local amenities and sold with no upward chain.

The property requires some updating and improvement but does benefit from gas fired central heating, upvc double glazing, driveway for two vehicles, two shower rooms, refitted kitchen and an early viewing is recommended if you don't mind a bit of decoration and some upgrading.

Briefly comprising: hall, front lounge with bay window and feature fireplace, dining kitchen with integrated appliances, lean to / utility, ground floor shower room, landing, three bedrooms and additional shower room. Driveway for two vehicles and rear garden backing onto school fields. EPC RATING D.







# Key Features

- Traditional style semi detached home
- Central and popular location
- Requires some updating / improvement
- Gas heating & Upvc Dbl glazing
- Three bedrooms & two shower rooms
- Driveway & good sized rear garden
- No upward chain
- EPC RATING D

**£205,000**

EPC Rating - D

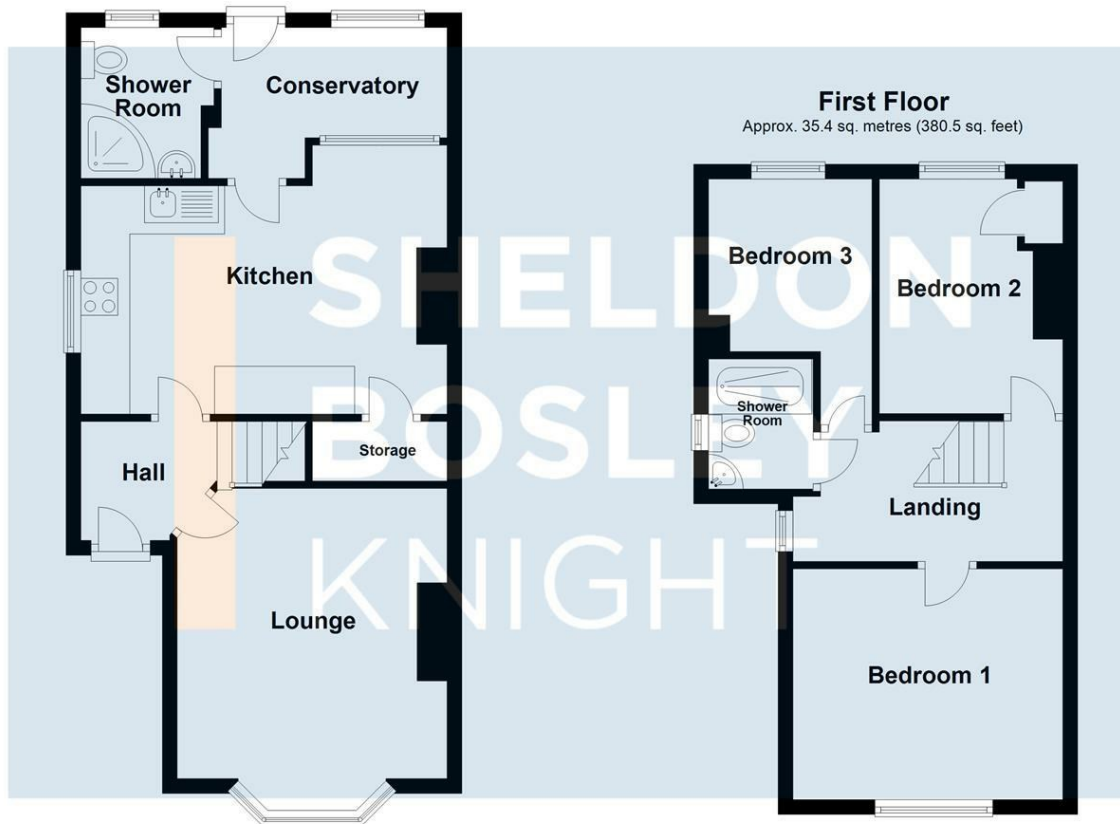
Tenure - Freehold

Council Tax Band - B

Local Authority -  
NBBC

## Ground Floor

Approx. 46.4 sq. metres (500.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

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