



Bettina Close, Nuneaton, CV10 9EX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

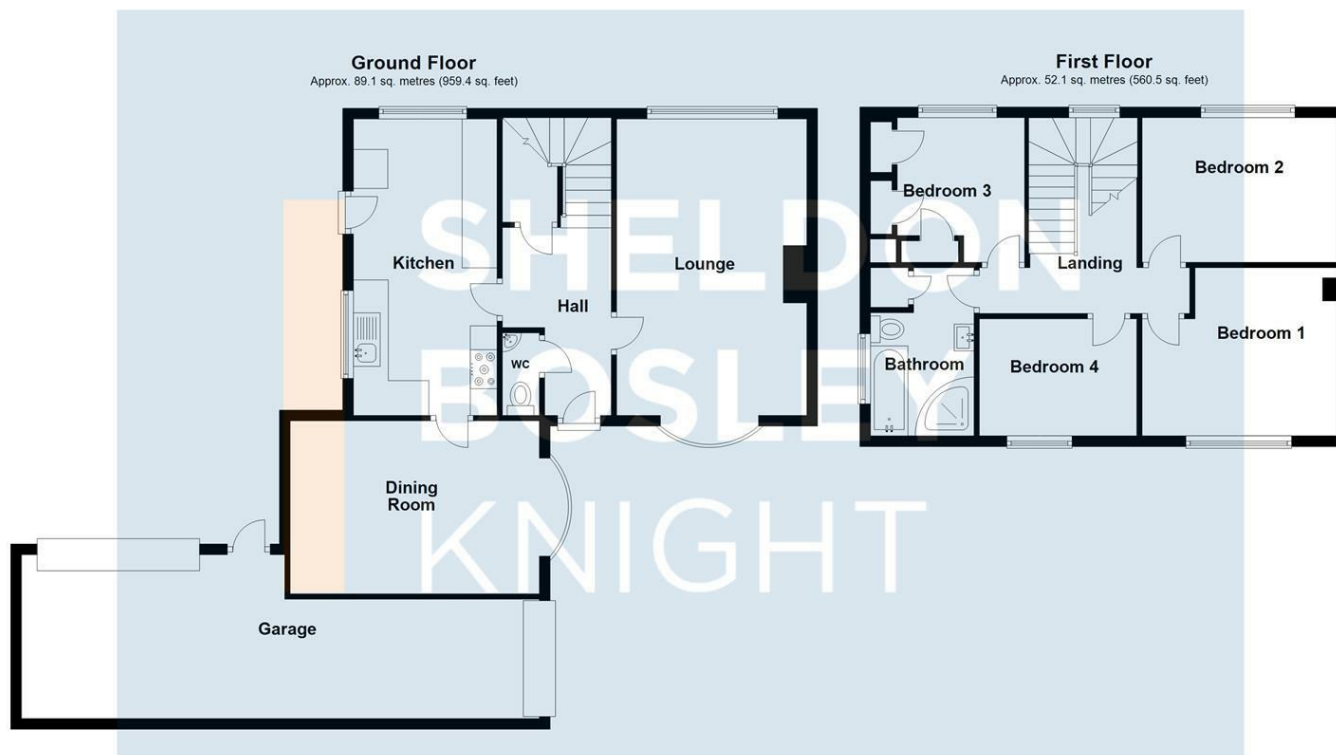
*** CORNER PLOT, BIG GARDEN & VERSATILE HOME *** Here is a rare and exciting opportunity to own this modern detached residence which is tucked in the corner of a small cul de sac just off Merlin Avenue with large garden to the side and rear, 38ft drive through garage and offering versatile family accommodation.

The property has undergone some recent improvement by way of new boiler (2021), upvc triple glazing (2023), upvc fascias, soffits and guttering, refitted bathroom and WC and offers spacious family accommodation suited to the growing family and there's also potential for further extension subject to the necessary consents.

Briefly comprising: Hall, guest cloakroom, full length lounge, breakfast kitchen, separate dining room, landing, four good sized bedrooms and refitted bathroom. Driveway for three / four vehicles, 38ft long drive through garage and gardens to side and rear. EPC RATING C.







Total area: approx. 141.2 sq. metres (1519.8 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.

Key Features

- Modern detached residence
- Small cul de sac location
- Popular area off Merlin Avenue
- Versatile, flexible and extended accommodation
- Lounge, diner and breakfast kitchen
- Four bedrooms & refitted modern bathroom
- Drive, 30ft garage and extensive gardens
- EPC RATING C

£310,000

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -
NBBC

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