



Lincoln Avenue, Nuneaton, CV10 9LX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

*** READY FOR THIS ONE ? *** Here is a modern detached residence situated just off Bucks Hill within the Stockingford area which is ideally placed with nearby countryside walks, local schools for all ages, fantastic road links and pubs, clubs, shops all nearby.

The property is sold with no upward chain having previously been let for the last few years and offers comfortable, well planned family accommodation with gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering and an early viewing is recommended.

Briefly comprising: hall, L shaped lounge, separate dining room, refitted kitchen, landing, three good sized bedrooms and bathroom. Block paved driveway, garage and gardens. EPC RATING D.





Key Features

- Modern detached residence
- Improved & well presented
- Well planned family home
- Gas central heating & Upvc Dbl Glazing
- Three bedrooms & bathroom
- Driveway garage & gardens
- No upward chain & viewing recommended
- EPC RATING D

£215,000

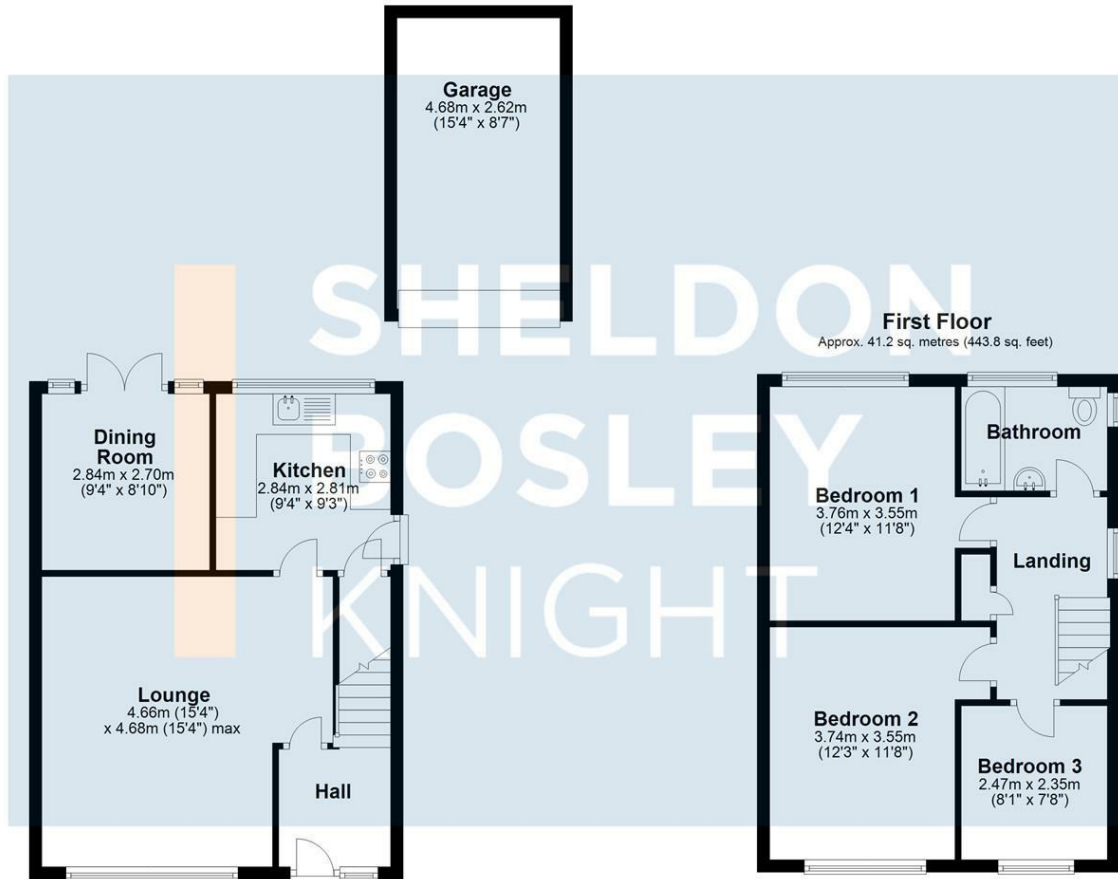
EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -

Ground Floor
Approx. 54.9 sq. metres (590.4 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.8 sq. feet)

Total area: approx. 96.1 sq. metres (1034.2 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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