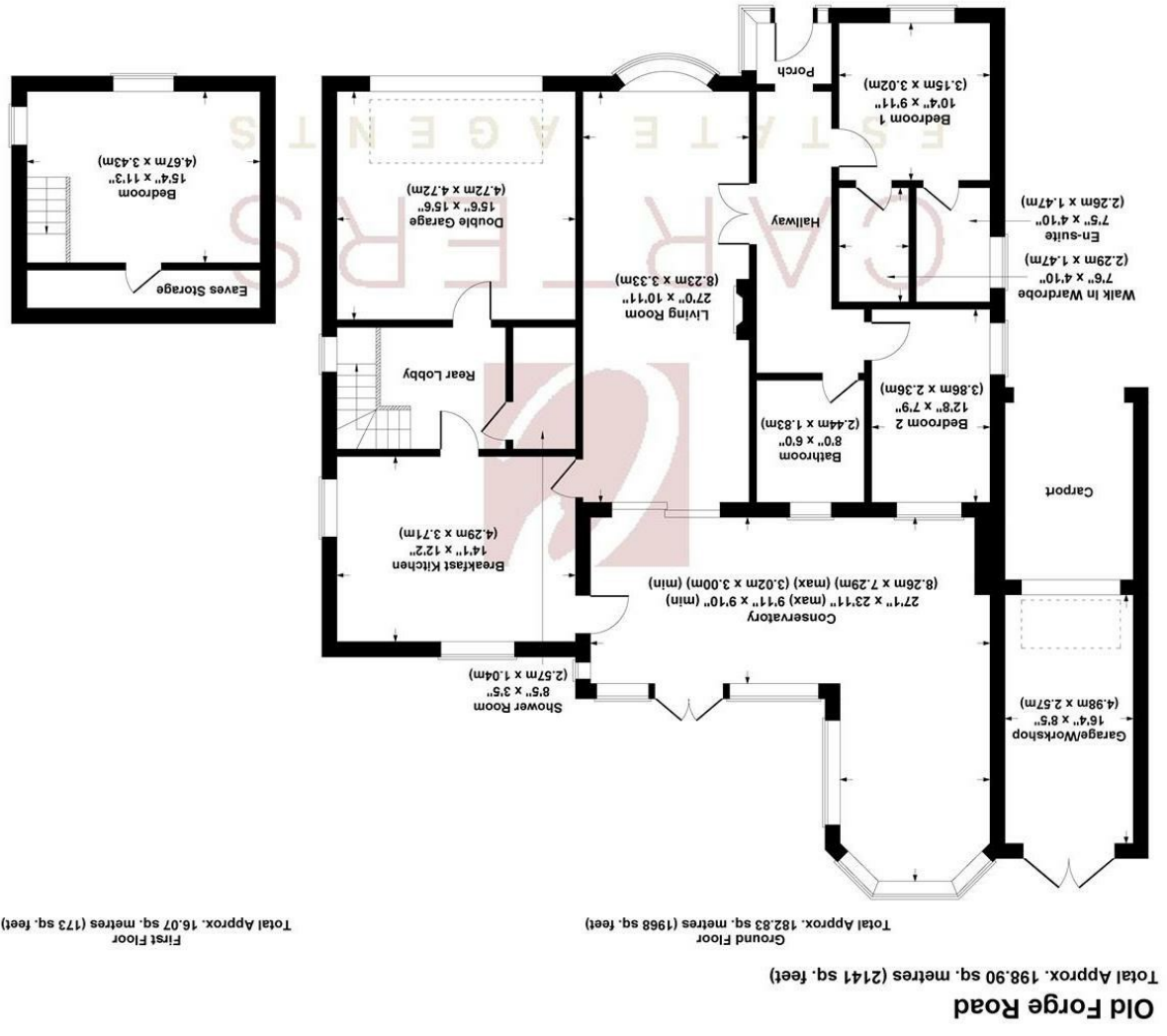




2 Old Forge Road
Nuneaton, CV13 6BD
£575,000

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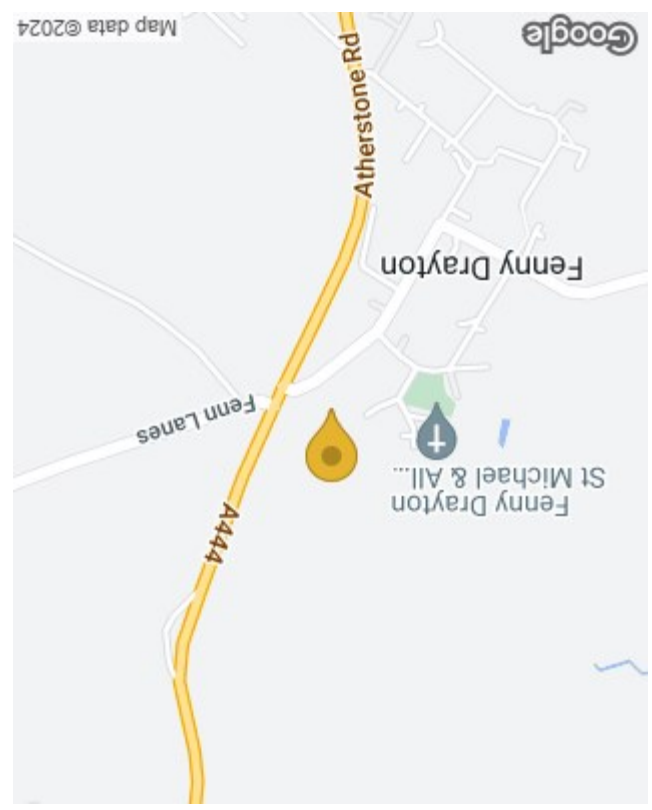
Floor Plan



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Please contact our Atherstone Office on 01827 215 100
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Area Map

Energy Efficiency Graph

Energy Efficiency Rating	
Current	Potential
100	100
67	100
A	100
B	100
C	100
D	100
E	100
F	100
G	100

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

EU Directive 2002/91/EC
 England & Wales

2 Old Forge Road
Nuneaton, CV13 6BD

Presenting a rare gem in the heart of the highly sought-after village of Fenny Drayton, No 2 Old Forge Road offers a remarkable detached bungalow set on a substantial plot. As the first property to welcome you into the village, it commands attention with its prominent position and expansive frontage, surrounded by picturesque open field views and serene countryside. Conveniently located with easy access to local villages, towns, and major road networks, this property presents an enticing opportunity for discerning buyers.

Thoughtfully improved and upgraded, the bungalow boasts three high-quality replacement bathrooms and is move-in ready, yet offers significant potential for customization according to your preferences. Spacious and inviting, it features a private garden, ample parking, a double garage, and an additional single garage, all offered for sale with no upward chain.

Upon entry through the porch, you're greeted by an inner hallway leading to the principal bedroom at the front, complete with fitted units, a walk-in wardrobe, and an en-suite bathroom featuring a white suite and mains shower. Another double bedroom at the rear offers access to a delightful conservatory via sliding patio



doors, while a separate modern shower room with walk-in shower unit awaits, complemented by fully tiled surrounds.

