



Arbury Road, Nuneaton, CV10 7NB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*REDUCED!\*\*\* This splendid semi-detached house, currently listed for sale, exudes an ambiance of homely comfort and style. The property is in good condition, ready for buyers looking to make it their own.

Upon entering the home, you are greeted by the entrance hall having staircase to the first floor with storage cupboard beneath. Two spacious reception rooms offering a versatile space that can be adapted to suit a variety of needs, whether that be a formal sitting area, family room or dining room.

The breakfast kitchen space is designed to be functional and stylish, having a range of white coloured units with integrated gas hob, electric oven and canopy extractor hood. There is also a breakfast table area and open doorway leading to utility room and ground floor shower room which comprises shower cubicle and a low level W.C.

Upstairs, you will find three generously sized bedrooms. The main bedroom is a delightful retreat, complete with an en-suite shower room comprising shower cubicle, pedestal hand wash basin and a low level W.C. The property also includes a first floor bathroom, offering convenience for families and guests alike having a panelled bath, pedestal hand wash basin and low level W.C. The property also benefits from gas central heating and PVCu double glazing.

Outside the frontage is enclosed by a wall and laid to stone and the rear garden is easy to maintain being laid to stone with a paved patio area, timber shed and enclosed by a wall and fencing.

Situated in a prime location, this property benefits from easy access to public transport links, local amenities are also within easy reach, offering a variety of retail options. This property is an excellent opportunity for first time buyers eager to step onto the property ladder, investors seeking a valuable asset, or families looking for a place to call home. Don't miss out on the chance to view this fantastic home which is also being offered for sale with no upward chain.









Total floor area: 115.1 sq.m. (1,239 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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## Key Features

- Semi Detached House
- Spacious Lounge
- Dining Room
- Breakfast Kitchen
- Utility Room
- Ground Floor Shower Room
- Three Good Size Bedrooms
- First Floor Bathroom
- Easy To Maintain Garden
- No Upward Chain

**Reduced To**  
**£189,950**

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -  
Nuneaton & Bedworth