



**Sandon Road, Nuneaton, CV11 5AX**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

This property offers an excellent opportunity for anyone looking for a renovation project. With no onward chain, this two bedroom (potentially three) semi detached home gives you ample flexibility to refurbish to your standards.

Briefly comprising; Entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom and study area. The exterior grants a front garden, side access and rear garden with on street parking. Gas fired central heating.

In a sought after location close by to Nuneaton town centre, with plenty of shops, and in a close vicinity to the bus station and train station. Viewing highly advised. Council tax band B & EPC rating E.





# Key Features

- No Onward Chain
- In Need Of Refurbishment
- Two Bedrooms (Could Be Three)
- On Street Parking
- Close By To Town Centre
- Close By To Local Amenities
- Close By To Train Station
- Council Tax Band B & EPC Rating E

**£160,000**

EPC Rating - E

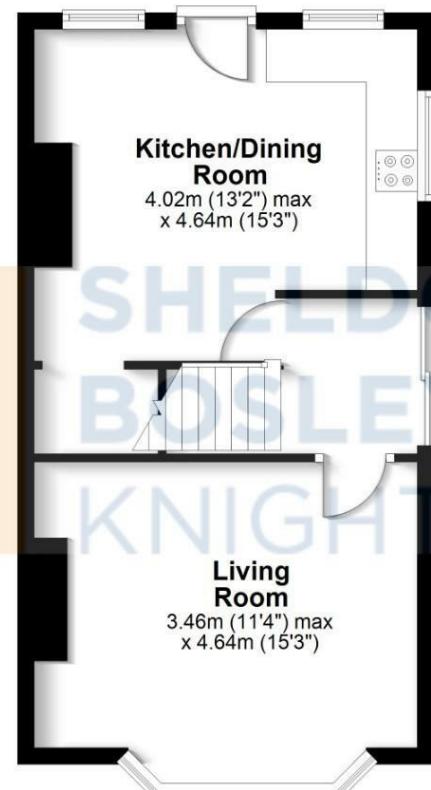
Tenure - Freehold

Council Tax Band - B

Local Authority -  
NBBC

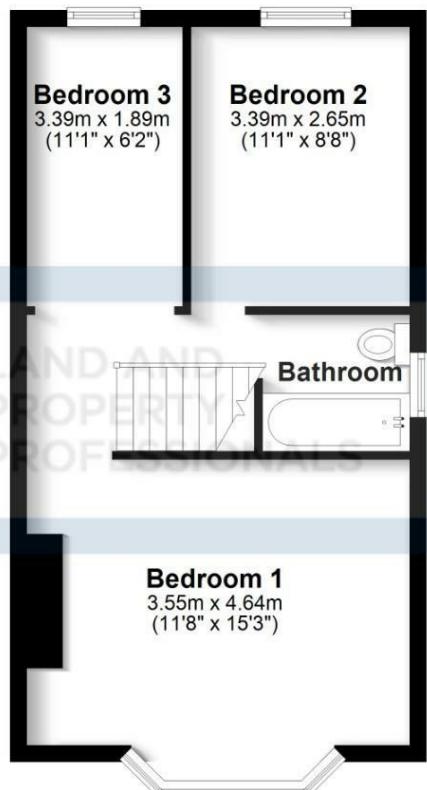
## Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 82.0 sq. metres (882.2 sq. feet)

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

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee