



**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 Amenties
- Close By To Train Station
- Council Tax Band B & EPC Rating E

**£160,000**

EPC Rating - E

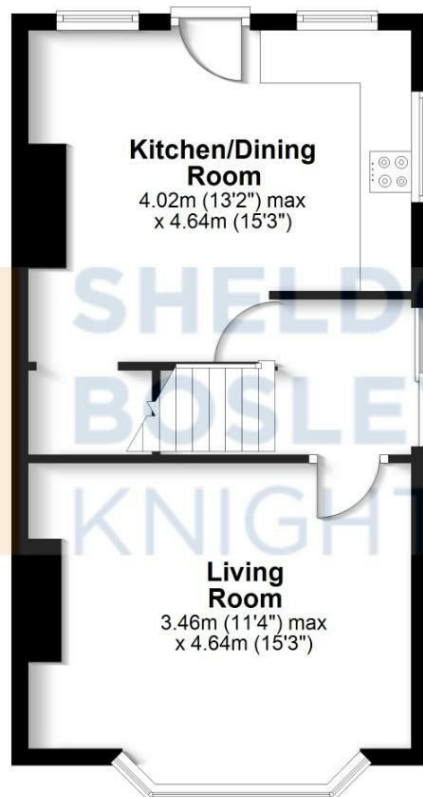
Tenure - Freehold

Council Tax Band - B

Local Authority -  
NBBC

### Ground Floor

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

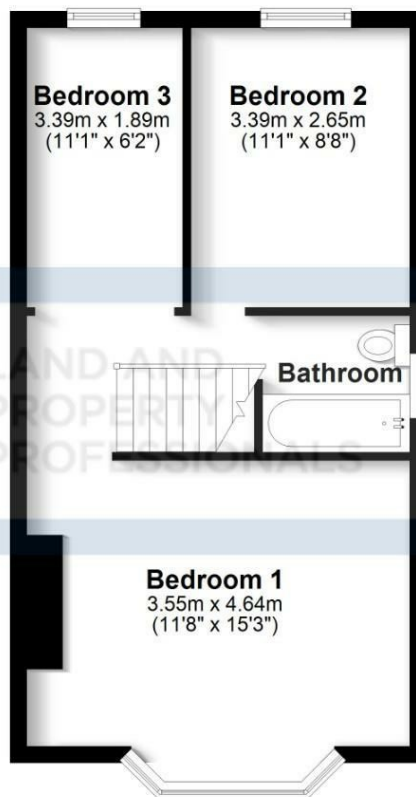


**Kitchen/Dining Room**  
4.02m (13'2") max  
x 4.64m (15'3")

**Living Room**  
3.46m (11'4") max  
x 4.64m (15'3")

### First Floor

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



**Bedroom 3**  
3.39m x 1.89m  
(11'1" x 6'2")

**Bedroom 2**  
3.39m x 2.65m  
(11'1" x 8'8")

**Bedroom 1**  
3.55m x 4.64m  
(11'8" x 15'3")

**Bathroom**

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.

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