



**Mallard Ave, Nuneaton, CV10 9LN**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*Cash Only & No Onward Chain\*\*\*

This is a three bedroom, terrace home situated on Mallard Avenue. Close by to local bus routes and shops this property presents an opportunity for investors or anyone looking to buy their home cash. With a lower lease this restricts buyers to cash only.

Briefly comprising; porch, entrance hall, kitchen, lounge/dining room, three bedrooms and bathroom. The exterior consists of front and rear garden with side access.

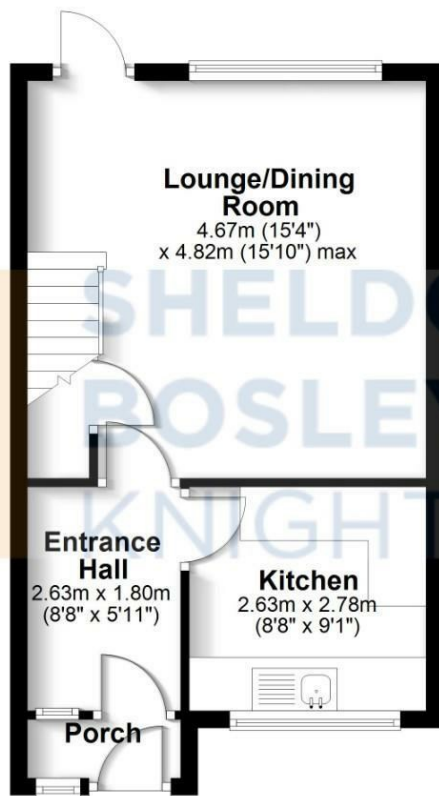
With gas fired central heating and double glazing throughout, viewings are advised. Call us for more information. Council tax band A & EPC rating TBC





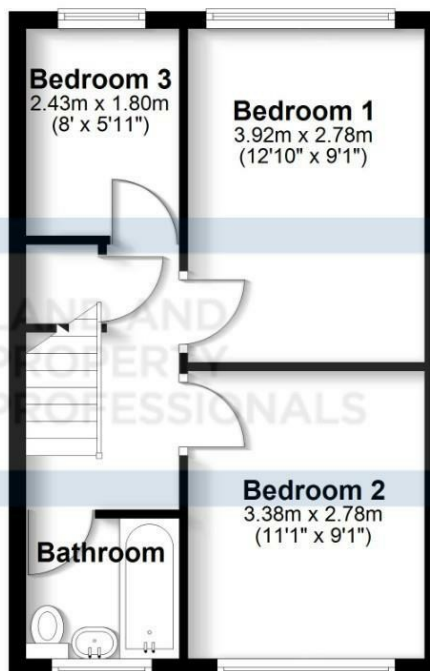
### Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 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.

## Key Features

- Leasehold - Low Lease
- No Onward Chain
- Cash Buyers Only
- Three Bedrooms
- Terrace Home
- On Street Parking
- Close By To Local Amenities
- Council tax band A & EPC Rating TBC

**£150,000**

EPC Rating -

Tenure - Leasehold

Council Tax Band - A

Local Authority -  
NBBC

### 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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