



Higham Lane, Nuneaton, CV11 6AG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Sheldon Bosley Knight are delighted to present this two-bedroom detached dormer bungalow, perfectly positioned in the heart of Nuneaton, just a short walk from the train station and town centre. Ideal for first-time buyers or investors, this property offers an exciting opportunity for those looking for a project—a home that requires some renovation but promises excellent potential and long-term value once completed.

Occupying a corner plot, the property benefits from a garage and private driveway providing off-street parking for multiple vehicles. There is also scope to extend (subject to planning permission), allowing the next owner to expand and create additional living space if desired. The property is vacant and chain-free, ready for immediate purchase. Step inside the inviting porch, which opens into a spacious lounge with double doors leading to the rear garden. The lounge flows effortlessly into the dining area, creating an open and sociable space ideal for modern family living. A hallway provides access to the office, bathroom, and kitchen, offering flexibility and practicality on the ground floor. Upstairs, you'll find two generous double bedrooms, with the main bedroom featuring built-in cupboards for convenient storage.

Outside, the rear garden offers a mix of patio and lawn areas, along with a wooden shed and raised hardstanding, perfect for additional parking or outdoor seating. There is also rear access from Ferndale Close. The front garden provides ample off-street parking and access to the garage, while the side plot offers further potential for landscaping or development.

Homes offering this level of potential and prime location are rarely available and always in demand. This is the perfect project for those looking to create a home of their own or make a sound investment in one of Nuneaton's most sought-after roads. Don't miss your chance to make it yours—contact our Nuneaton team today to arrange a viewing or visit www.sheldonbosleyknight.co.uk

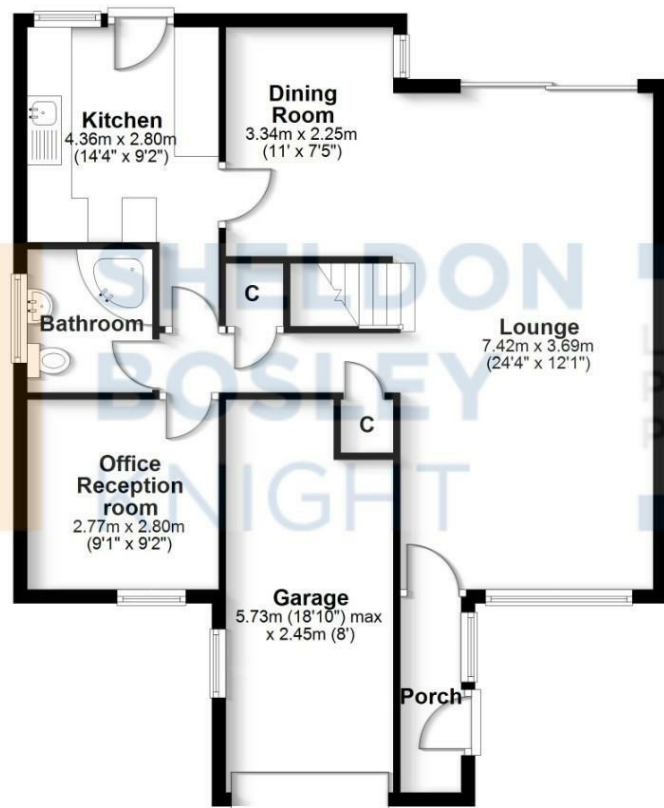




Key Features

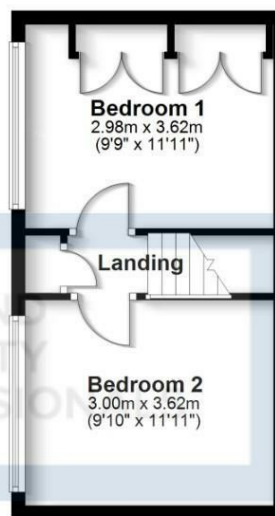
Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 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.

**Offers In The Region Of
£260,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -
Warwickshire

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