





**2 Top Knot Close,**  
Guide Price £375,000

 4  3

Superb Detached Residence | Three Storey Family Home | Four Double Bedrooms With 2 En-suites | Sought-After Location | Excellent Condition Throughout | Close To Supermarkets, Town Centre And Transport Links | Excellent Local Schools | EPC B

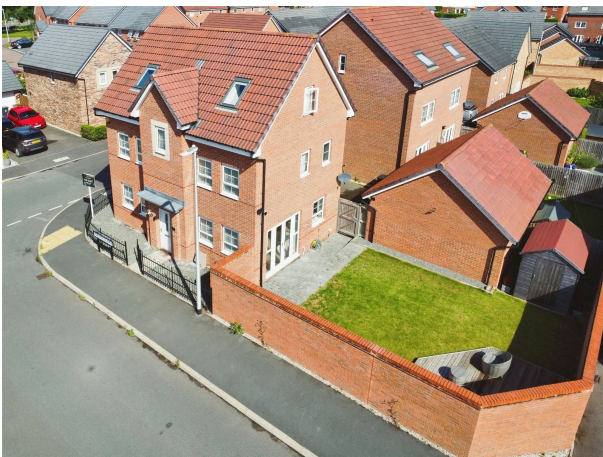
**Floor Area**  
1453 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£ per annum

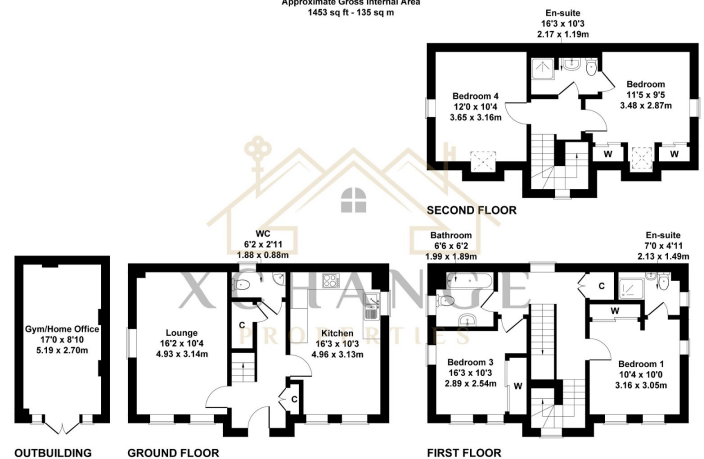
**Ground Rent**  
£ per annum

- Set Over 3 Floors
- Boasting Over 1450 SqFt
- Spacious Kitchen/Breakfast Room
- Well Maintained Throughout
- Built In 2019 By Barratt Homes (5 Years NHBC Warranty Remain)
- 4 Double Bedrooms With 2 En-Suites
- Large Corner Plot
- Single Garage
- EPC - B
- Council Tax Band - E



**2 Top Knot Close, Nuneaton, CV11 6DA**

Approximate Gross Internal Area  
1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	