



**Mallard Avenue, Nuneaton, CV10 9LW**

**£160,000**

 3  1

Two Double Bedrooms and One Single Bedroom with Built-in Cupboard | Modern Fitted Kitchen with Built-In Electric Oven & Gas Hob | Lounge-Diner with Fireplace and Patio Doors | Low Maintenance Rear Garden | Modern Family Bathroom with Thermostatic Shower Over Bath | Parking on Drive for Two Vehicles | Walking Distance of Local Schools, Amenities, Park Areas & Bus Route | Close to the A5, Motorway Network | EPC Rating C and Council Tax Band A

**Floor Area**

818 sq. ft.

**Tenure**

Not given

**Service Charge**


£ per annum

**Ground Rent**

£ per annum

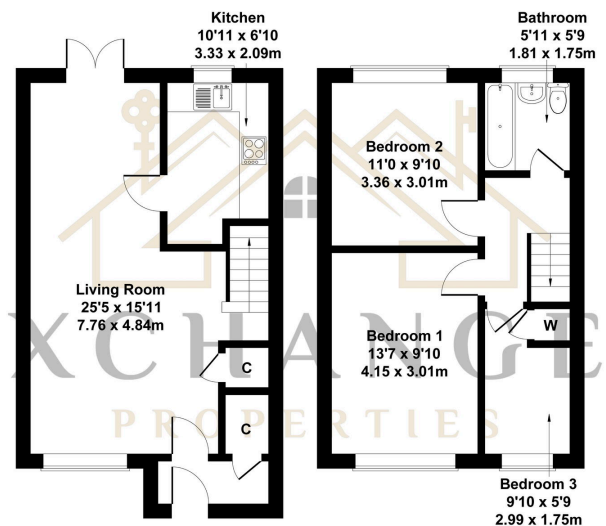
- Two Double Bedrooms
- Lounge-Diner with Fireplace and Patio Doors
- Modern Family Bathroom with Thermostatic Shower Over Bath
- Walking Distance of Local Schools
- EPC Rating C
- Modern Fitted Kitchen with Built-In Electric Oven & Gas Hob
- Low Maintenance Rear Garden
- Parking on Drive for Two Vehicles
- Close to the A5, Motorway Network
- Council Tax Band A | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(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		
England & Wales	EU Directive 2002/91/EC 	

## 64 Mallard Avenue, Nuneaton, CV109LW

Approximate Gross Internal Area  
818 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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