





**24 Arlington Way,**  
Offers Over £265,000

 3  1

Three-bedroom link detached home | Situated in a quiet residential cul-de-sac | Spacious lounge with feature fireplace | Separate dining room with garden access | Fitted kitchen with built-in oven and hob | Three well-proportioned bedrooms | Family bathroom with white suite and storage | Driveway and integral garage with power | Well-maintained rear garden with patio and lawn | Great location close to schools, shops, and transport links

**Floor Area**  
985 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£ per annum

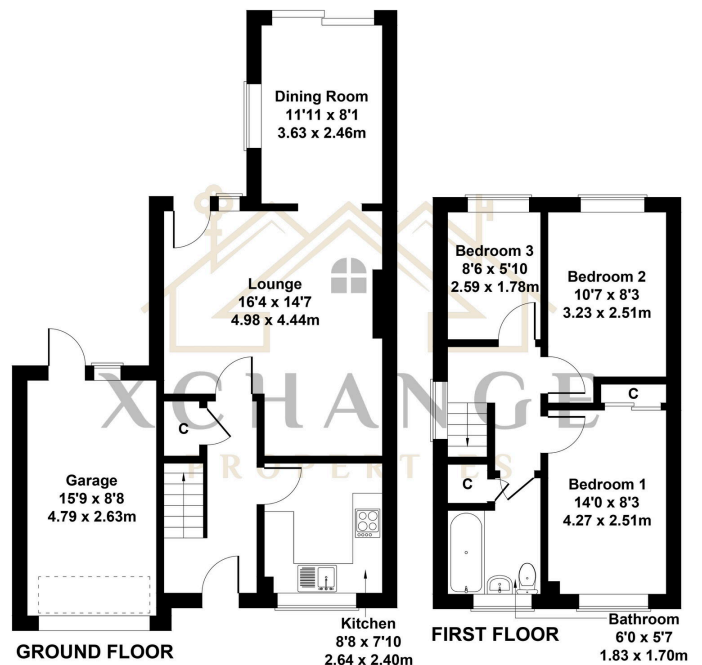
**Ground Rent**  
£ per annum

- Attractive three-bedroom link detached home
- Spacious lounge with feature gas fire
- Fitted kitchen with built-in oven, hob, and good storage
- Driveway and garage with electric door and rear access
- Council Tax Band C | Nuneaton & Bedworth Council
- Peaceful cul-de-sac setting in popular Crowhill area
- Dining room with patio doors to the rear garden
- Family bathroom with bath and shower
- Excellent access to schools, A444, M6, and train station
- EPC - D



## 24 Arlington Way, Nuneaton, CV11 6SS

Approximate Gross Internal Area  
985 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 