





**457b Nuneaton Road,
£255,000**

 3  2

Three bedrooms | Built in 2021 (6 year NHBC Warranty remaining) | Open-plan kitchen/living area | Ground floor WC | En-suite to main bedroom | Stylish family bathroom | Private rear garden | Rear off-road parking | Large summerhouse for business/home office | Ideal for first-time buyers and families | Great village location with transport links

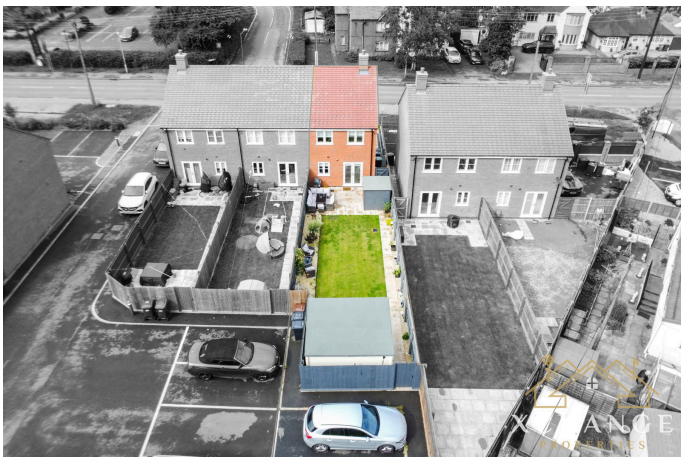
Floor Area
764 sq. ft.


Tenure
Freehold

Service Charge
£ per annum

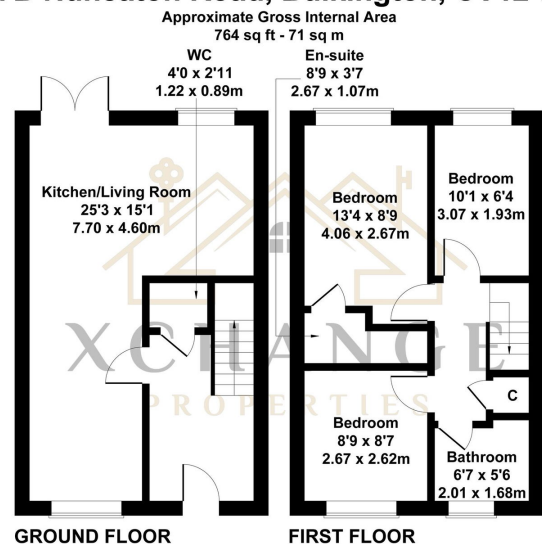
Ground Rent
£ per annum

- Three-bedroom semi-detached home in a central Bulkington location
- Main bedroom with en-suite shower room for added convenience
- Private rear garden with direct access to parking
- Easy access to local schools, amenities, and road/rail transport links
- EPC - B
- Spacious open-plan kitchen/living room ideal for entertaining
- Ground floor WC and modern family bathroom
- Substantial summerhouse with power – perfect for home working or small business use
- Ideal for first-time buyers, families, or professionals
- Council Tax Band - C | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

457B Nuneaton Road, Bulkington, CV12 9SB



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