


13 Laggan Close,
Guide Price £230,000

 2  1

Sold with NO ONWARD CHAIN | Two-bedroom semi-detached home | Large living room | Conservatory overlooking garden | Downstairs WC | Huge master bedroom with wardrobes | Modern shower room | Large patio with gazebo | Off-road parking | Close to schools and transport

Floor Area
926 sq. ft.

Tenure
Not given

Service Charge
£ per annum


Ground Rent
£ per annum

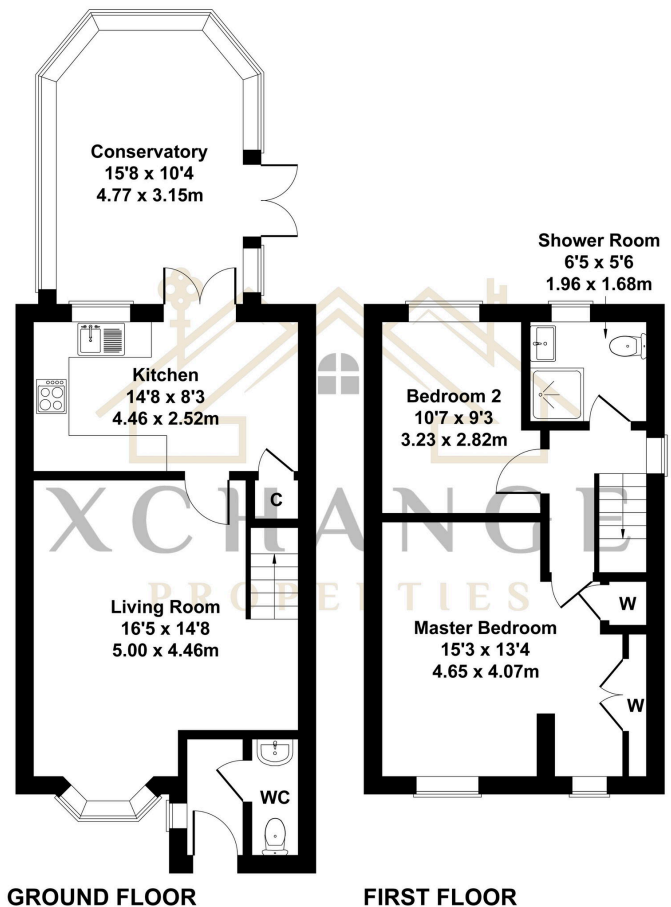
- NO ONWARD CHAIN
- Bright conservatory opening to the garden
- Modern kitchen and stylish shower room
- Multiple off-road parking spaces
- EPC - C
- Two generously sized double bedrooms
- Large master bedroom with built-in wardrobes
- Private rear garden with patio and gazebo
- Quiet cul-de-sac location near top schools
- Council Tax Band - C | Nuneaton & Bedworth Council



13 Laggan Close, Nuneaton, CV10 9TF

Approximate Gross Internal Area
926 sq ft - 86 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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