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Acacia Road, Nuneaton, CV10 9AB

Property Description

This end terrace house offers spacious accommodation which in brief comprises entrance hall with staircase to the first floor. Spacious lounge with a feature Adams style fire place with incorporated coal effect gas fire. Breakfast kitchen with a range of eye and base level units, breakfast table area and under stairs cupboard. Side lean to porch to the full length of the side of the property with PVCu double glazed doors providing access to the front and rear elevations. There is also a store room which houses the Baxi gas boiler which has potential to convert.

First floor landing with airing cupboard and provides access to the three bedrooms with the master bedroom having a range of fitted wardrobes and the third bedroom was originally the rear section of the second bedroom which has been divided off to create an additional bedroom. The bathroom has a champagne coloured panelled bath with electric shower unit above and a pedestal hand wash basin. There is also a separate W.C.

The property benefits from gas central heating and PVCu double glazing. Outside the front garden is laid to lawn with shrub border and enclosed by fencing and wall. There are also double gates provide access onto the tarmac hardstanding/driveway for a vehicle. The good size rear garden is laid mainly to lawn with established shrub borders. Paved patio area, timber shed, brick built outside store and enclosed by fencing and hedgerow.

Internal viewing is recommended and the property is also being offered for sale with no upward chain.







- ## Key Features
- End Terrace
 - Spacious Lounge
 - Breakfast Kitchen
 - Side Lean To Porch
 - Store Room Ideal To Convert
 - Three Bedrooms
 - Third Bedroom Originally The Rear Section Of Bedroom Two
 - Bathroom & Separate W.C
 - GFCH & PVCu Double Glazing
 - Good Size Gardens & Off Road Parking

£180,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -

TOTAL: 86.1 sq.m. (927 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io