



Kingsway, Nuneaton, CV11 5LP

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

Property Description

This well presented traditional semi detached house is ideally located for the town centre and popular Queens CofE Academy school. Offering spacious accommodation throughout briefly comprising porch leading to the entrance hall which has a Minton tiled floor and staircase to the first floor. Lounge with a feature stone fire place with incorporated coal effect gas fire, wooden style flooring and PVCu double glazed bay window to the front elevation. Dining Room having fitted shelving, wooden style flooring , PVCu double glazed windows and PVCu double glazed rear door leading to the conservatory. The conservatory has PVCu double glazed French doors leading out onto the rear garden.

The Kitchen has a range of eye and base level Maplewood style units with worksurface having incorporated sink unit. Open doorway leads to the utility room which also has a matching range of Maplewood units including a larder cupboard, space for a washing machine and appliances. There is also a PVCu double glazed side door leading to the conservatory.

The first floor landing has access to the loft via a pull down ladder and provides access to the three bedrooms with fitted wardrobes located in both the master and third bedrooms. The family bathroom has a white coloured suite comprising panelled bath with Triton electric shower unit above, pedestal hand wash basin and a low level W.C. There is also a cupboard housing the ATAG mains gas combination boiler.

The property benefits from gas central heating and PVCu double glazing. Outside the frontage has been laid to tarmacadam hardstanding providing off road parking for a vehicle and enclosed by a brick wall. The shared driveway to the side elevation leads to the timber constructed garage. The rear garden is easy to maintain being laid to paved patio with shrub borders and enclosed by fencing with incorporated side gate.

Internal viewing is highly recommended to appreciate the property which is being offered for sale with no upward chain.





Key Features

- Well Presented Semi Detached
- Hallway With Minton Tiled Floor
- Lounge & Dining Room
- Conservatory
- Kitchen & Utility Room
- Three Bedrooms
- Family Bathroom
- GFCH & PVCu Double Glazing
- Easy To Maintain Garden & Garage
- No Upward Chain

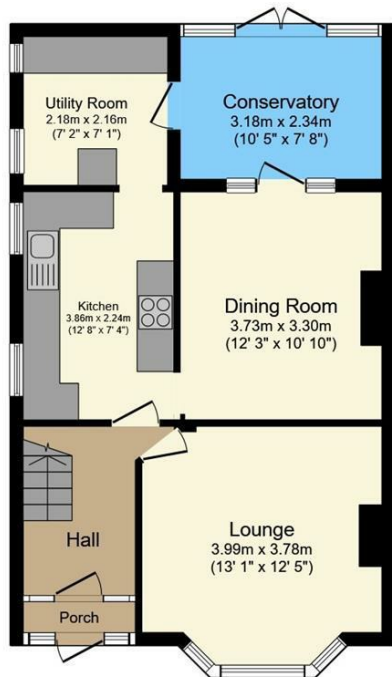
£240,000

EPC Rating - D

Tenure - Freehold

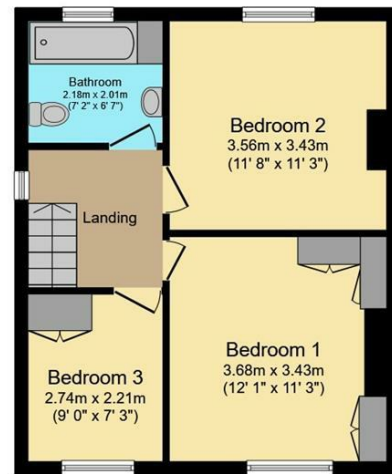
Council Tax Band - B

Local Authority -



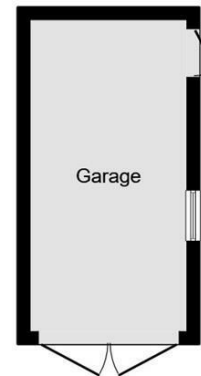
Ground Floor

Floor area 58.2 m² (627 sq.ft.)



First Floor

Floor area 42.3 m² (455 sq.ft.)



Garage

Floor area 13.1 m²
(141 sq.ft.)

TOTAL: 113.6 m² (1,223 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

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