

# 16 Richmond Road Nuneaton CV11 5LL



We are pleased to bring to market this traditional style End of Terrace Residence family home with an abundance of charm and character throughout.

The property occupies a prominent corner plot within this popular residential area, front facing to Kingsway and Richmond Road, which is convenient for easy daily access to the town centre and all local amenities. This family home is equipped with many features and includes gas fired central heating and upvc double glazing.

In brief the property comprises: Reception hall, lounge/dining room, kitchen and conservatory. To the first floor; large landing, three bedrooms and family bathroom. Garage to the rear and front and rear gardens.

**Asking Price £210,000**



**SE. Properties**  
EST 1995

02476 343 683

**Lounge**  
23'2" x 13'1"



**Bedroom 2**  
12'2" x 11'1"



**Kitchen**  
10'11" x 8'0"



**Bedroom 3**  
10'11" x 7'6"



**Conservatory**  
13'1" x 9'6"



**Bathroom**  
7'11" x 5'3"



**Bedroom 1**  
13'1" x 12'0"



**Important Note:**

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'

TOTAL FLOOR AREA: 1043 sq ft. (96.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Teleplan ©2022