

# 161 Bucks Hill Nuneaton CV10 9LE



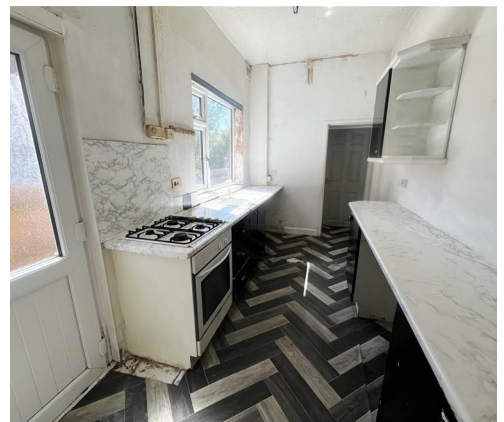
## \*\*\*Spacious Three-Bedroom Property with Renovation Potential\*\*\*

This generously sized three-bedroom home offers an excellent opportunity for those looking to create their dream home. While the property is in need of renovation, it boasts substantial space and great potential throughout.

The ground floor features two large reception rooms, a spacious kitchen, a family bathroom, and access to a rear garden. Upstairs, you'll find two well proportioned double bedrooms and a comfortable single bedroom, ideal for a child's room or home office.

With some vision and refurbishment, this property could become a truly stunning home.

## Offer Over £137,000



**SE. Properties**  
EST 1995  
02476 343 683



Lounge  
12'10" x 12'2"



Bathroom  
7'2" x 6'11"



Dining Room  
12'5" x 12'2"



Bedroom 1  
14'2" x 11'10"



Kitchen  
15'7" x 6'11"

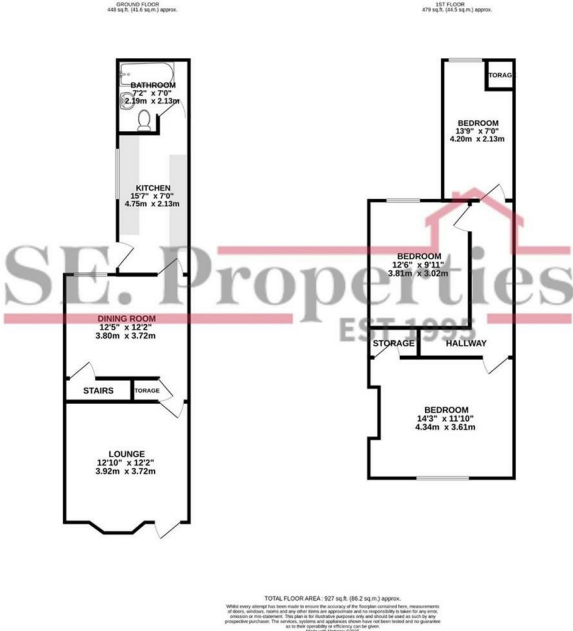


Bedroom 2  
12'5" x 9'10"



Bedroom 3

**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 contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating     |         |           |
|---|---------|-----------|--|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very ecofriendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (91-95) <b>A</b>                            |         |           | (91-95) <b>A</b>                                   |         |           |
| (81-90) <b>B</b>                            |         |           | (81-90) <b>B</b>                                   |         |           |
| (61-80) <b>C</b>                            |         |           | (61-80) <b>C</b>                                   |         |           |
| (41-60) <b>D</b>                            |         |           | (41-60) <b>D</b>                                   |         |           |
| (21-40) <b>E</b>                            |         |           | (21-40) <b>E</b>                                   |         |           |
| (1-20) <b>F</b>                             |         |           | (1-20) <b>F</b>                                    |         |           |
| (1-10) <b>G</b>                             |         |           | (1-10) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs |         |           | Not ecofriendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           | England & Wales EU Directive 2002/91/EC            |         |           |

