

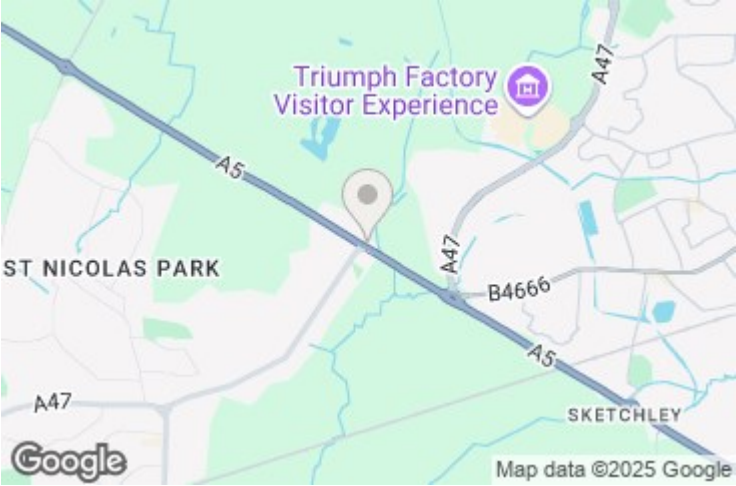


17 Watling Street, Nuneaton, CV11 6JJ

Asking Price £260,000

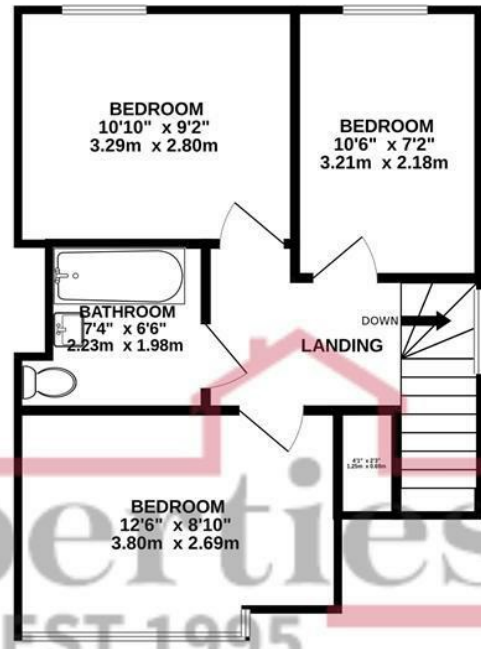
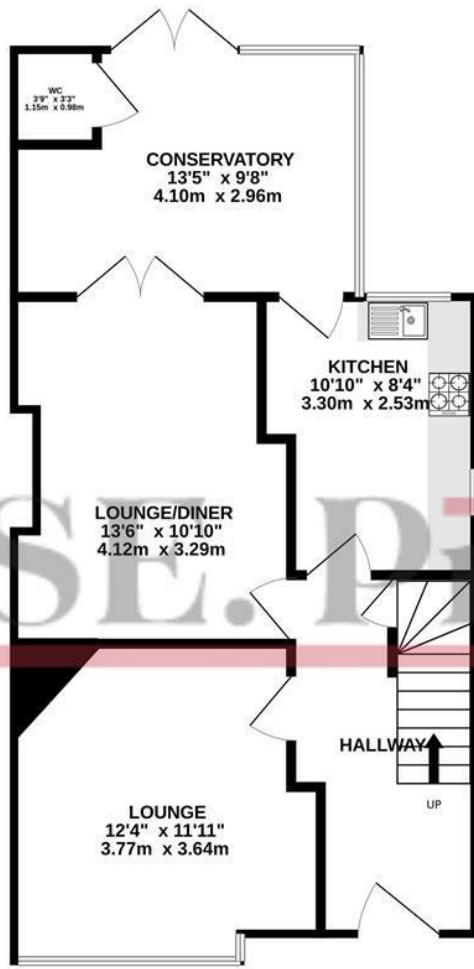
This property is offered with no upward chain and boasts a private electric gated driveway with parking for up to four cars. Upon entry, you are welcomed by a large entrance hall leading to two spacious sitting/dining rooms and a generously sized kitchen. At the rear, there is a conservatory extension that includes a downstairs W/C, perfect for additional living space. The home features a generous garden with a large patio area and a separate grass section, ideal for outdoor entertaining or family use. Upstairs, there are two double bedrooms, one single bedroom, and a family bathroom. Situated in a sought-after location along Watling Street on the A5, this home is close to local amenities and falls within the catchment area for excellent primary and secondary schools, making it an ideal choice for families. Additionally, there is huge potential to extend the property to the side or rear, making it an ideal opportunity for buyers looking to add further space and value.

Council Tax Band B
EPC Grade D



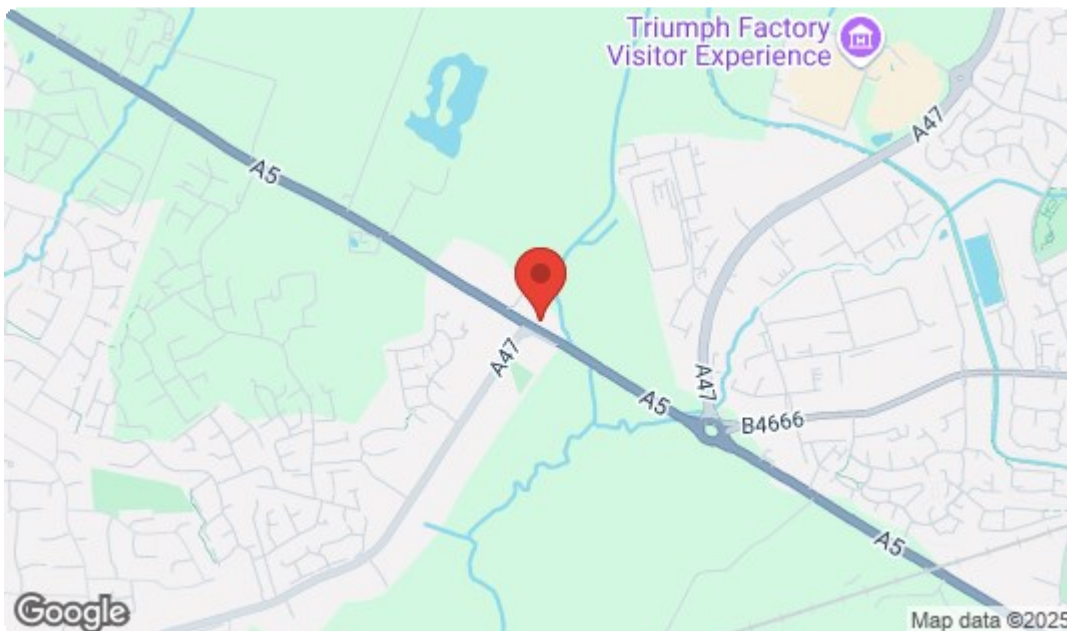
GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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