

52 Oldbury Road Nuneaton CV10 0TD



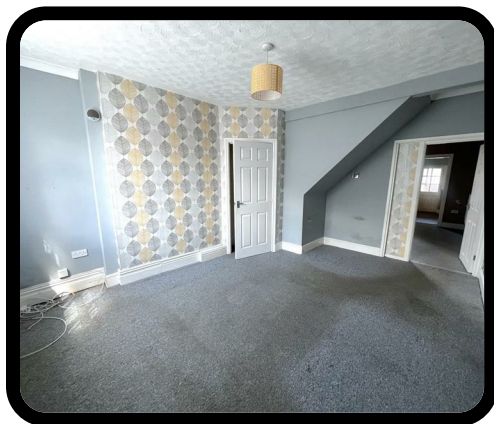
SE Properties are pleased to welcome to the market a traditional Three Bedroom End of Terrace Home situated along this popular area of Hartshill, Nuneaton.

In brief this property comprises of Entrance Porch, Two Reception Rooms, Fitted Kitchen and Utility Room. To the first floor; Landing, Master bedroom, Second bedroom and a Family Bathroom with a separate bath and shower unit. To the first floor; loft conversion acting as your third bedroom. To the rear there is a bigger than most, enclosed garden being mainly laid to lawn with decked and patio areas.

Some works will be required to bring the property to its full potential, though these are mainly cosmetic in nature.

This property further benefits from Gas Central Heating, UPVC Double Glazing and the property is located within a close proximity of local shops, schools and Hartshill Hayes Country Park.

Offer Over £150,000



SE. Properties
EST 1995
02476 343 683

Lounge

15'3 x 12'7 (maximum)
Window to the front elevation,
radiator & 1 of 2 stairway
accesses.

Dining room

12 x 11'10
Window to the rear, radiator,
stairway access & Kitchen
access.

Kitchen

12'4 x 6'9
With a variety of base & wall
mounted units, ample rolled
edged work surface area, built
in oven hob & extractor,
stainless steel sink with hot &
cold mixers, window to the side
& door to the Utility area.

Utility Room

6'4 x 5'3
Window to rear, garden
access, plumbing & waste
pipe.

Bedroom 1

14 x 12
Window to the front elevation,
radiator & built in cupboard.

Bedroom 2

11'11 x 8
Radiator & window to the rear.

Bathroom

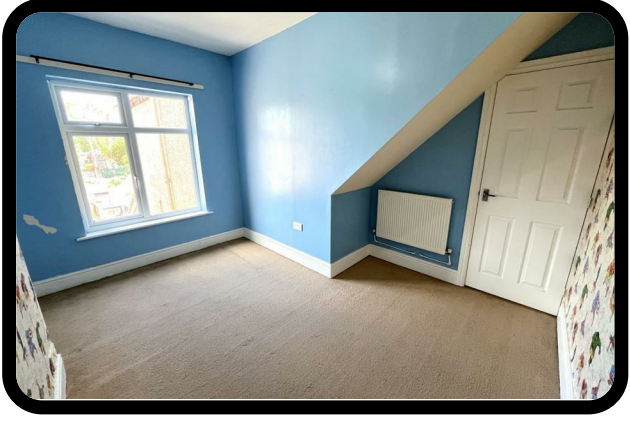
12'4 x 6'9
Four piece suite consisting of a
new Shower Cubicle with
electric shower, Panelled Bath,
Wash Basin, Low flush WC,
windows to the rear & side.

Bedroom 3

16'6" x 12'4" (maximum
measurements)
With built in cupboard, radiator
& a Velux window to the rear.

Outside

To the front there is a small
garden, gated side
access/entry which is shared
leading the large rear garden
which is predominantly lawned
& private.



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.'

