

26 Earls Road Nuneaton CV11 5HT



This terraced town house, offered for sale, is situated in a sought after location with convenient access to nearby schools and local amenities. The property is presented in good condition and provides practical living space ideal for a range of buyers.

Upon entering, you are welcomed into the first of two reception rooms, featuring large windows that allow for ample natural light and a fireplace providing a cosy focal point. The second reception room benefits from a pleasant garden view, offering a relaxing space ideal for everyday living or entertaining guests.

The property accommodates three bedrooms in total. Bedroom one and bedroom two are both doubles, offering comfortable sleeping arrangements with ample space for furnishings. Bedroom three is a well-proportioned single room, suitable for use as a child's bedroom, guest room, or dedicated study space.

There is one bathroom within the property, which includes a heated towel rail for added comfort. The council tax band for the home is A, making it particularly attractive for those mindful of running costs. The EPC rating is E.

Asking Price £195,000



SE. Properties
EST 1995
02476 343 683

Lounge
14'1" x 12'0"



Bedroom
14'4" x 14'1"



Dining Room
15'9" x 12'0"



Bedroom
13'1" x 11'11"



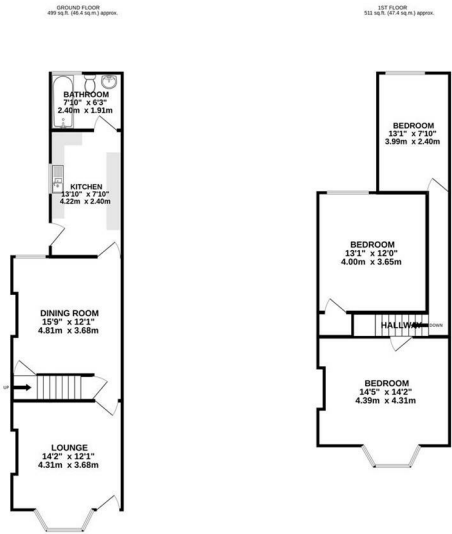
Kitchen
13'10" x 7'10"



Bedroom
13'1" x 7'10"



Bathroom
7'10" x 6'3"



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 54, Potential 82

Environmental Impact (CO₂) Rating: Current 46, Potential 78

