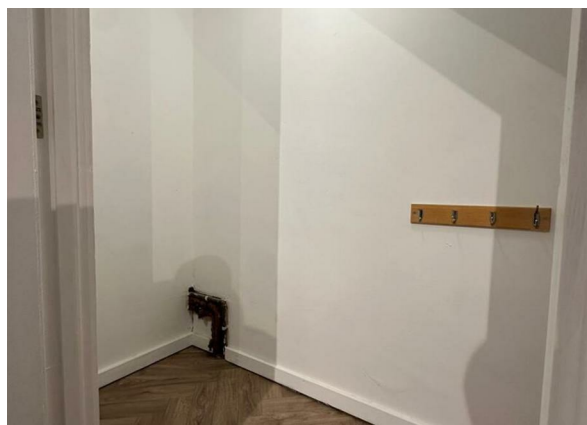


Fraser Close, Nuneaton, CV10 9LZ

£1,100

Council Tax Band: B



Nestled in the charming area of Fraser Close, Nuneaton, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 1,195 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

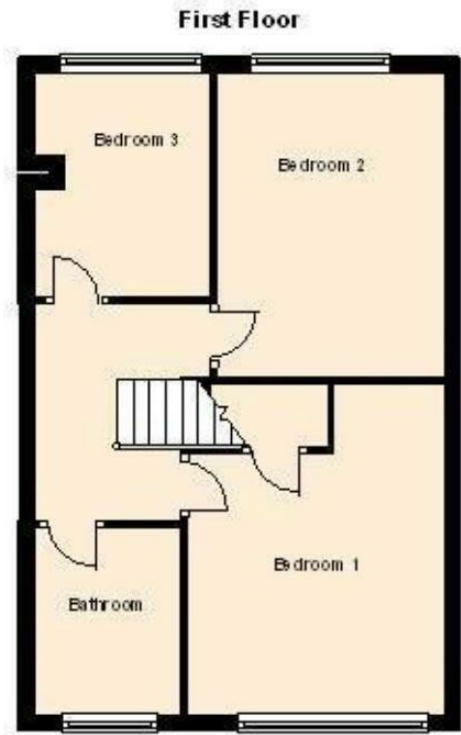
Newly renovated to a very high standard including brand new kitchen, bathroom, floorings and redecoration throughout. You will be the first person to live in this property since it's extensive renovation

Upon entering, you are welcomed into a spacious reception room, which serves as a versatile area for relaxation and entertaining. The natural light that floods this space creates a warm and inviting atmosphere, making it the perfect spot to unwind after a long day.

The house features three generously sized bedrooms, providing ample room for family members or guests. Each bedroom offers a peaceful retreat, ensuring a restful night's sleep. The well-appointed bathroom caters to the needs of the household, combining functionality with comfort.

ROOM SIZES:

- LOUNGE 5.05m (16'6") x 3.56m (11'8")
- LOUNGE EXTENSION 4.79m (15'9") x 2.40m (7'10")
- KITCHEN/DINER 5.03m (16'6") x 4.26m (14') max
- BEDROOM 1 3.21m (10'6") x 3.14m (10'4")
- BEDROOM 2 3.74m (12'3") x 2.78m (9'1")
- BEDROOM 3 2.75m (9') x 2.17m (7'2")



E&O Property Powered by Open House



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC