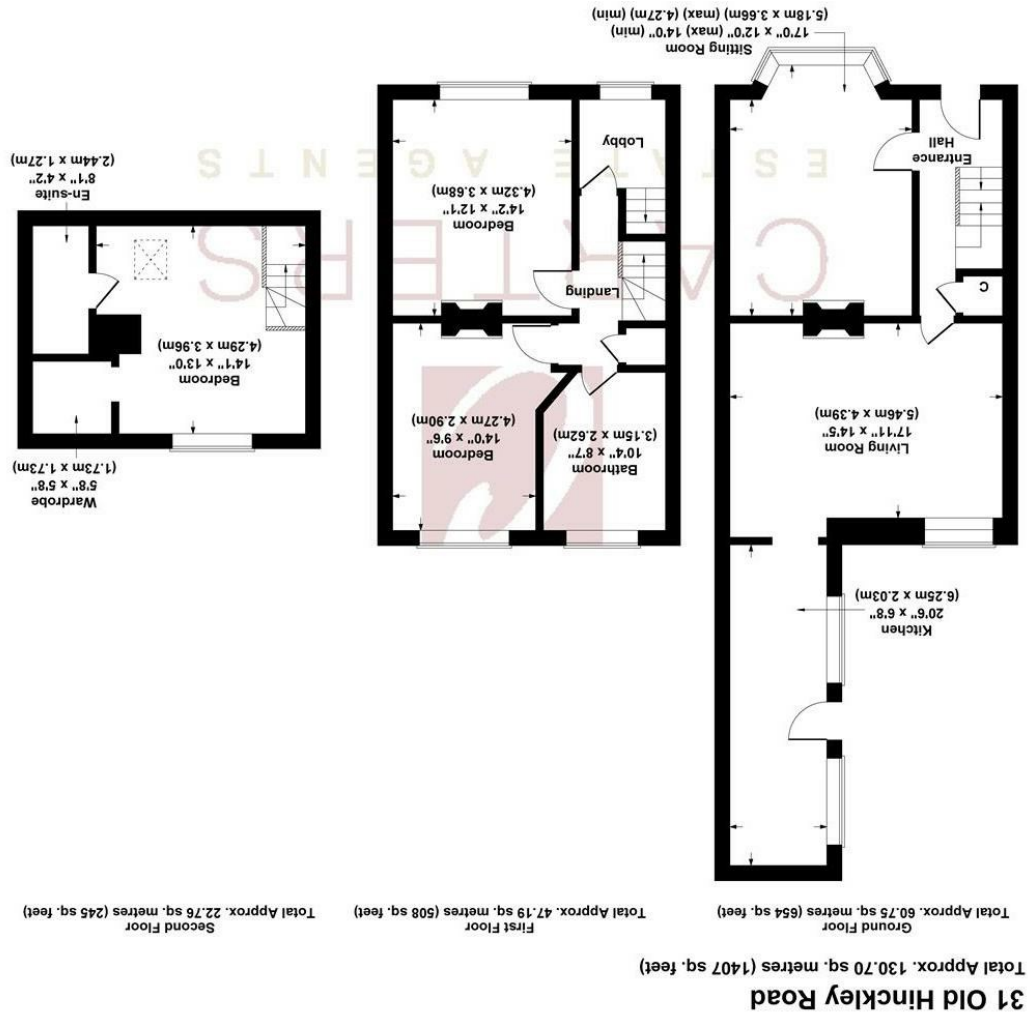


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863  
 if you wish to arrange a viewing appointment for this property or require further information.

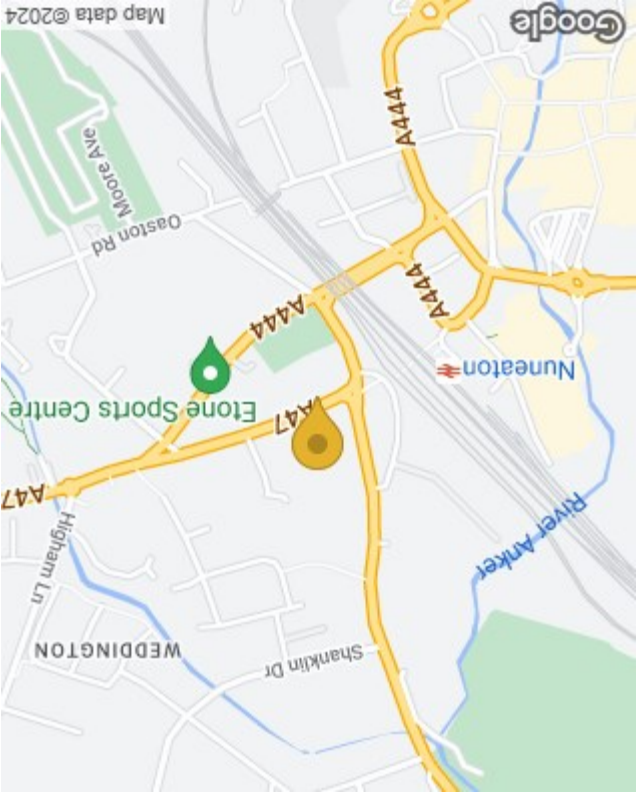
Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.



Floor Plan

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A
Energy efficient	B
Decent	C
Not energy efficient - higher running costs	D
	E
	F
	G

Energy Efficiency Rating



Area Map



31 Old Hinckley Road  
 Nuneaton, CV10 0AA  
 £260,000



31 Old Hinckley Road

Nuneaton, CV10 0AA

If you seek a spacious traditional property with character features, close to the town and train station, offering significant potential for conversion to an HMO (subject to planning consents), this property is an ideal choice. Double glazing and gas central heating, with a boiler approximately 18 months old, enhance the property's comfort.

Situated on the one-way system in the town centre, this large end-of-terrace spans four levels (including a cellar), providing unique family accommodation. The property includes a good-sized garden and a forecourt to the front. With local shops, excellent schooling, and amenities within walking distance, the property's central location eliminates the need for a car.

Upon entry through the impressive hall, featuring striking tiled surfaces, you'll find access to the cellar and the front reception room with a bay window. A spacious sitting-dining area leads to a large galley-style kitchen with integrated dishwasher, electric cooker point, and access to the rear garden and decking area.

The first floor is accessed via a useful lobby on the landing which makes an ideal small enclosed study area and accommodates two double bedrooms—one to the front and one to the rear—along



with a spacious luxury bathroom boasting a white suite and a double walk-in shower unit with a mains shower. The top floor features a large double bedroom with an en-suite, including a white suite and shower unit with a mains shower. Additional amenities on this floor include a walk-in wardrobe and eaves storage.



The front of the property offers a forecourt with gated side access to the rear garden. The rear garden, predominantly lawned with a decking area, provides access for one neighbour through the rear side gate. This property is an excellent opportunity with versatile living spaces and unique features.

