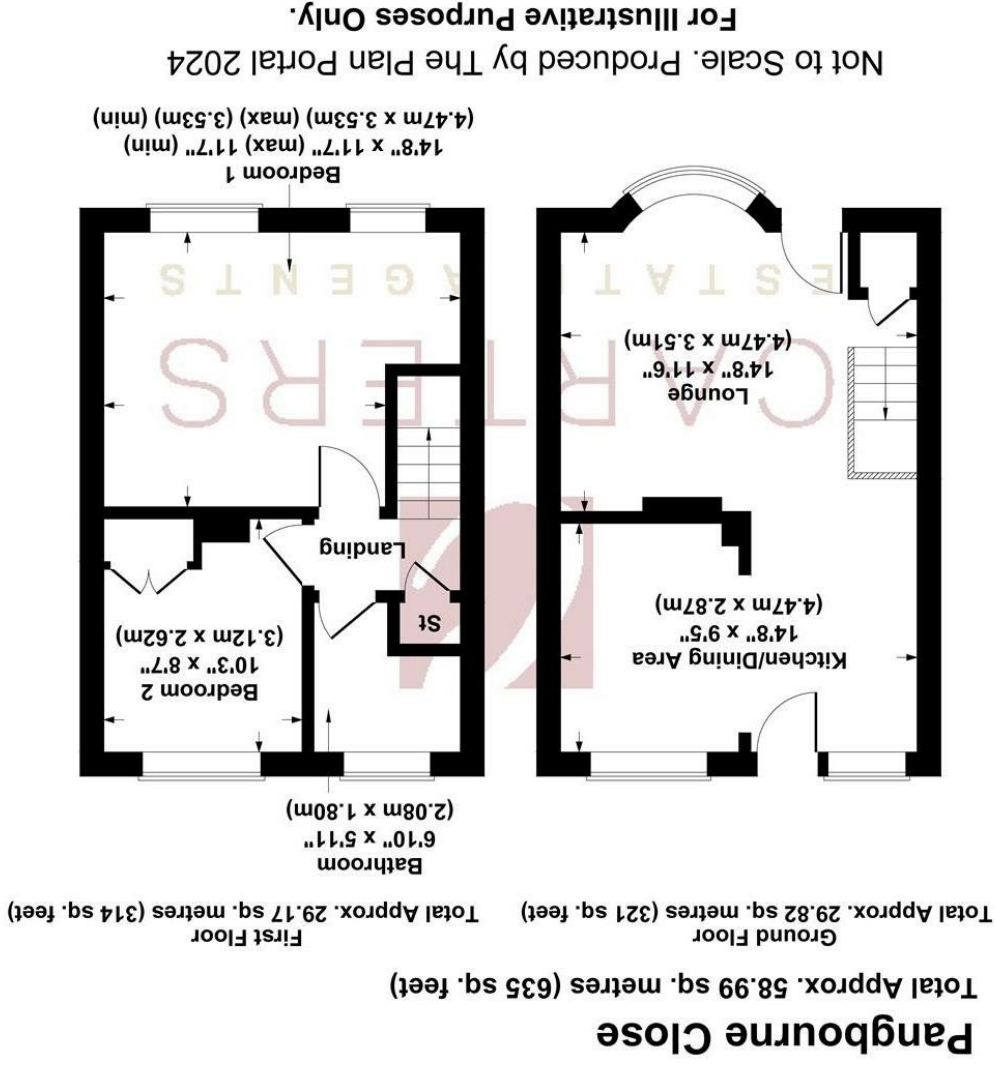




12 Pangbourne Close
Nuneaton, CV11 6HQ
£210,000



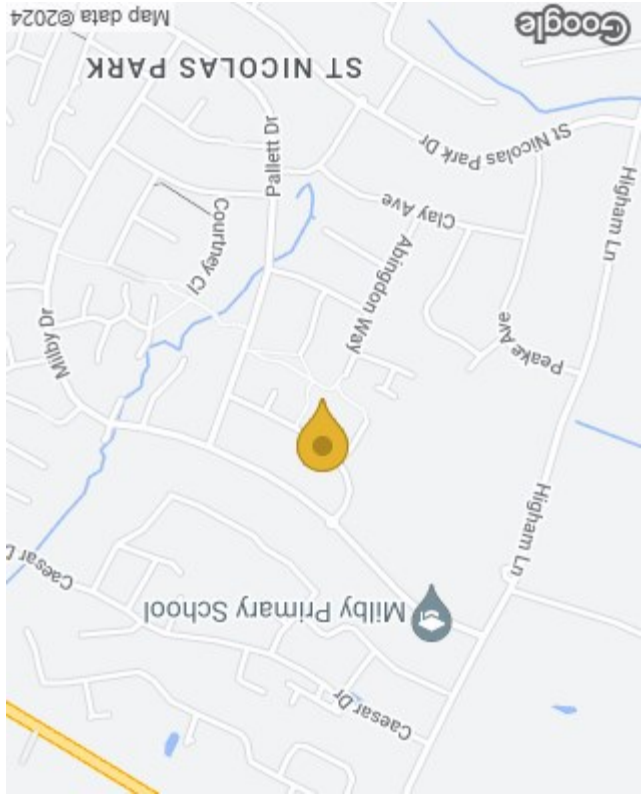
Floor Plan



Total Approx. 58.99 sq. metres (635 sq. feet)

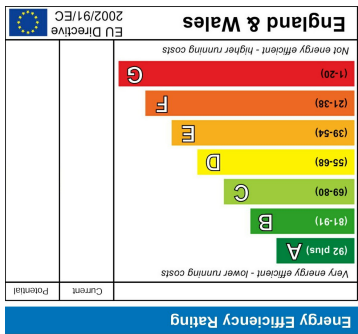
Ground Floor 29.82 sq. metres (321 sq. feet)

First Floor 29.17 sq. metres (314 sq. feet)



Area Map

Energy Efficiency Graph



Not to Scale. Produced by The Plan Portal 2024

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

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 by inspection or otherwise 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.

12 Pangbourne Close

Nuneaton, CV11 6HQ

Situated in the highly sought-after St Nicolas Park Estate, this charming modern Georgian-style property is now available for sale, presenting an excellent opportunity with No Upward Chain. Whether you're a first-time buyer, investor, or downsizer, this residence offers a perfect blend of comfort and convenience in a reputable location boasting numerous local shops, amenities, and top-notch schools.

Recently refurbished by the current owners, this home is move-in ready, featuring a brand-new kitchen and boiler, along with fresh carpets/flooring and a tasteful interior repaint throughout. With these updates, you can step into your new home without delay. Additionally, a garage en bloc situated to the rear of the property provides secure parking and extra storage space.

Upon entering the property, you're greeted by a welcoming living room, leading seamlessly into an open-plan dining area that extends into the modern kitchen. The newly installed kitchen boasts stylish shaker-style units and comes complete with integrated appliances, including a dishwasher, fridge, freezer, oven, and washer dryer. Convenient access to the garden makes it perfect for hosting summer gatherings or simply enjoying



outdoor relaxation.

The first floor offers two generously sized double bedrooms, one positioned to the front and the other to the rear elevation. The rear bedroom features double wardrobes, offering ample storage space. A well-appointed bathroom, comprising a white three-piece suite with an electric shower, serves both bedrooms.



Outside, the front of the property features a pleasant green area with a pathway leading to the garages, complemented by a small lawned frontage. The enclosed rear garden boasts a paved patio area and a lush lawned garden, with gated access to the rear and garages, providing a private outdoor oasis.

