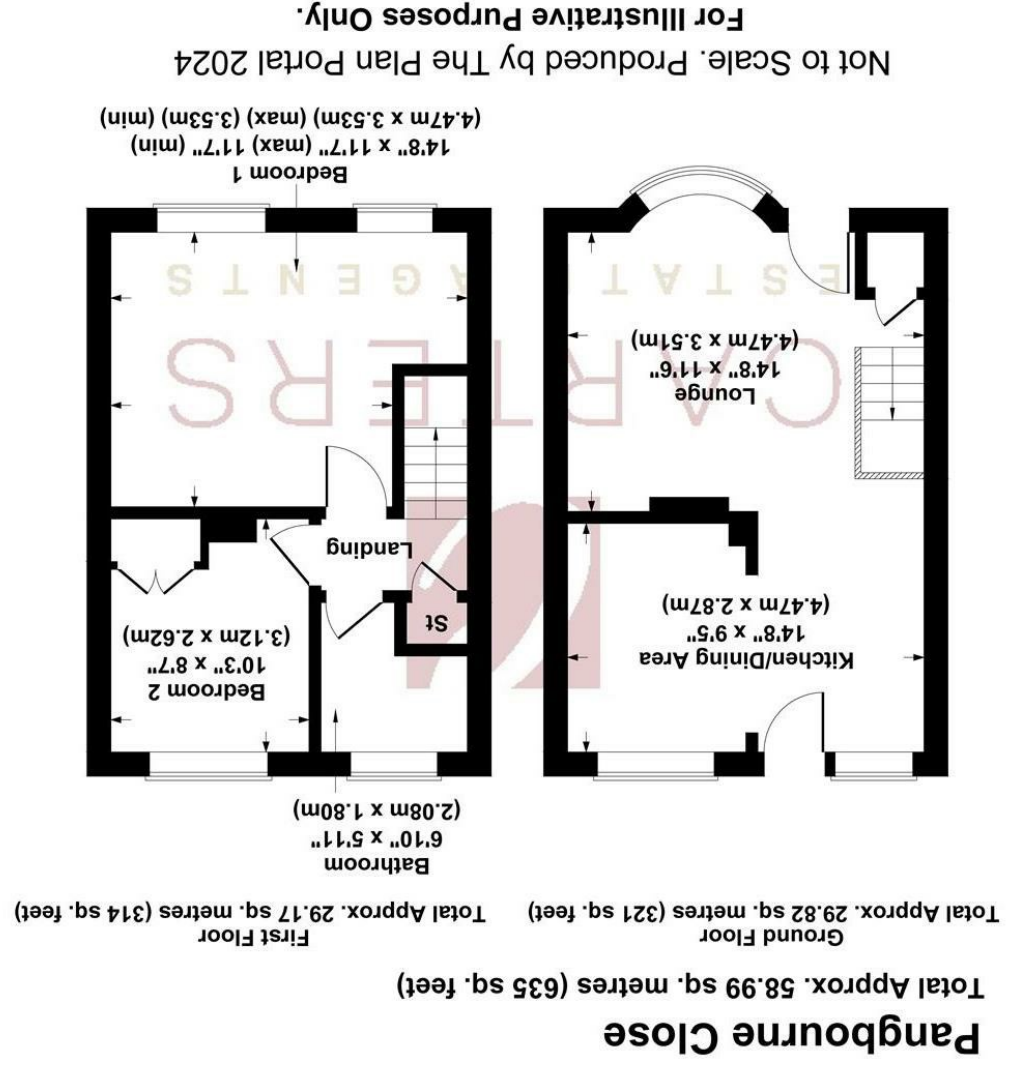


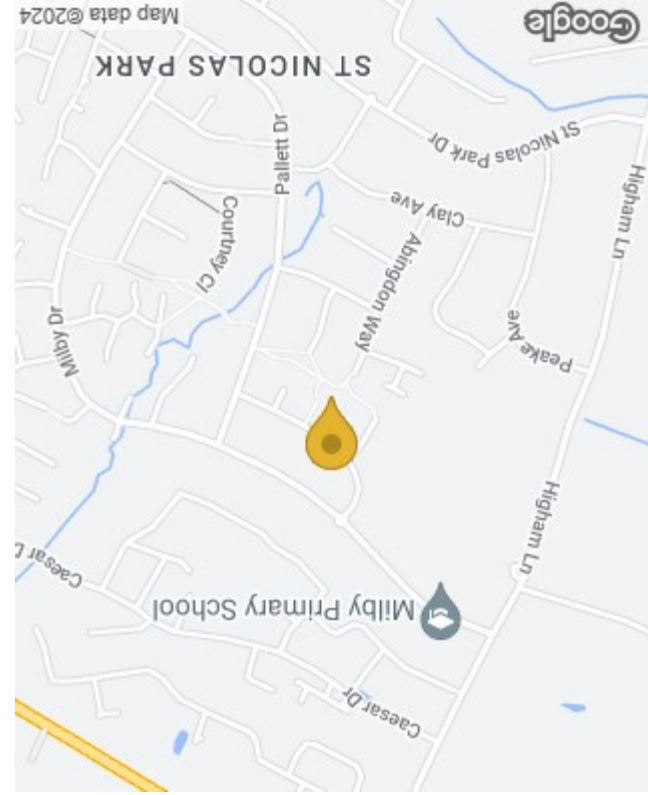
12 Pangbourne Close
Nuneaton, CV11 6HQ
£210,000



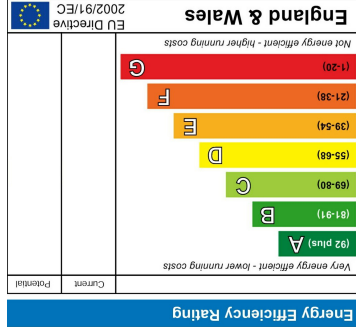
Floor Plan



Area Map



Energy Efficiency Graph



66 St Nicolas Park Drive, Nuneaton, Warwickshire, CV11 6DJ
 Tel: 02476 388863 Email: info@cartersestateagents.co.uk www.cartersestateagents.co.uk

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.

