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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 2024  
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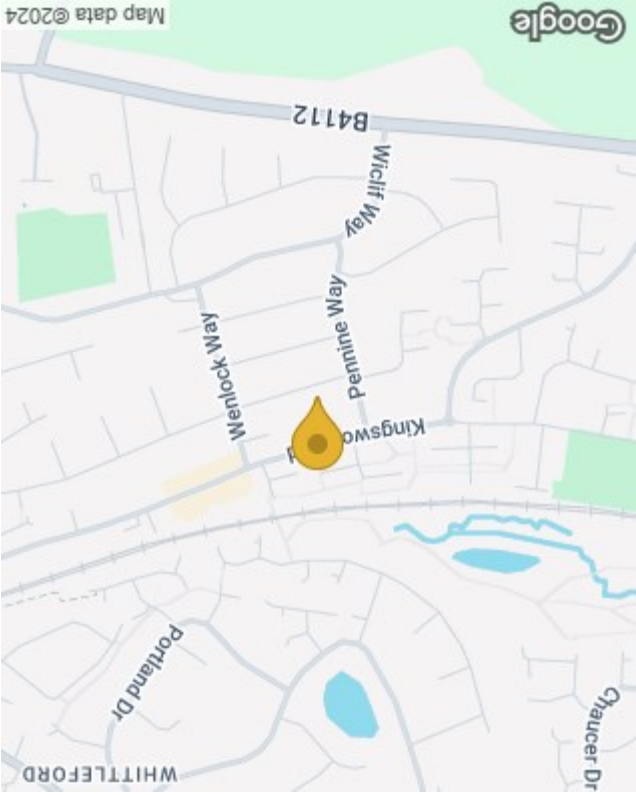
Clent Drive  
 Approximate Area = 1221 sq ft / 113.4 sq m

BOUNCIL TAX

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Needs to be improved	D (55-65)
Energy inefficient - higher running costs	F (21-54)
Very energy inefficient - highest running costs	G (1-20)

England & Wales  
 EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

Floor Plan



23 Clent Drive  
 Nuneaton, CV10 8PX  
 £260,000

3 BED 2 BATH 1 CAR D COUNCIL TAX BAND B

23 Clent Drive  
Nuneaton, CV10 8PX

**\* \* N O U P W A R D  
CHAIN\*\*DETACHED  
PROPERTY\*\*GREAT LOCATION\*\***

Carters proudly present this well maintained and beautifully presented three-bedroom detached family home nestled in the charming Church Farm area of Nuneaton. Ideally situated close to local amenities and the convenience of a nearby supermarket, this residence offers both tranquility and accessibility. Church Farm, though on the outskirts of Nuneaton, maintains its proximity to the bustling town center and the A444, providing seamless connectivity to the Midlands.

Upon arrival, a welcoming tarmac driveway beckons, offering ample off-road parking and guiding you to the front entrance. Stepping inside, to the right, a convenient guest WC awaits, while to the left, an inviting glimpse into the kitchen, equipped with a range of units, awaits exploration. Towards the rear of the home, discover the expansive lounge, boasting a central fireplace as its focal point, and adorned with double French doors that seamlessly transition into the sunlit conservatory. This delightful space, with its double French doors opening to the rear garden, effortlessly merges indoor and outdoor living, creating a n idyllic setting for entertaining



under the sun.

Ascending to the first floor, the main bedroom awaits, complete with a luxurious shower en-suite. Additionally, two generously proportioned bedrooms offer ample space for the growing family, while a spacious bathroom featuring a corner bath tub completes this level.

Outside, the rear of the property unfolds into a paved patio area leading to a well-manicured lawn, enclosed for privacy.

With its detached status and enviable location, this property is sure to captivate discerning buyers. Schedule your viewing today to secure your opportunity to experience the epitome of suburban living.

