

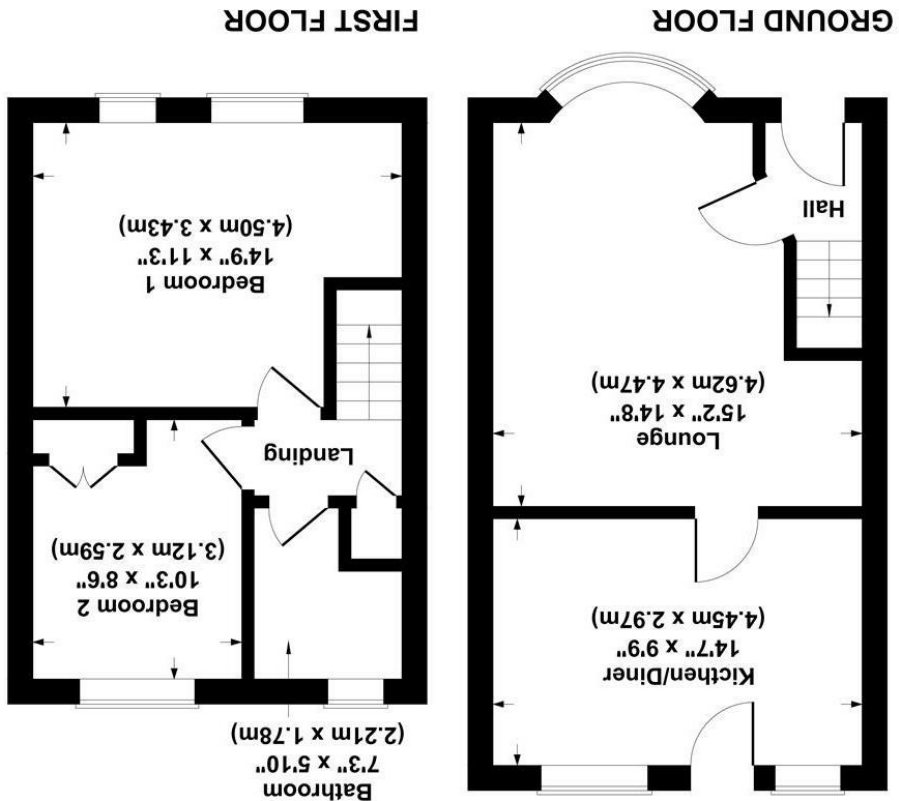


21 Pangbourne Close  
 Nuneaton, CV11 6HQ  
 £210,000

2 Bedrooms, 1 Bathrooms, 1 Living Room, 1 Dining Room

Floor Plan

**Pangbourne Close**  
 Approximate Area = 1537 sq ft / 142.7 sq m

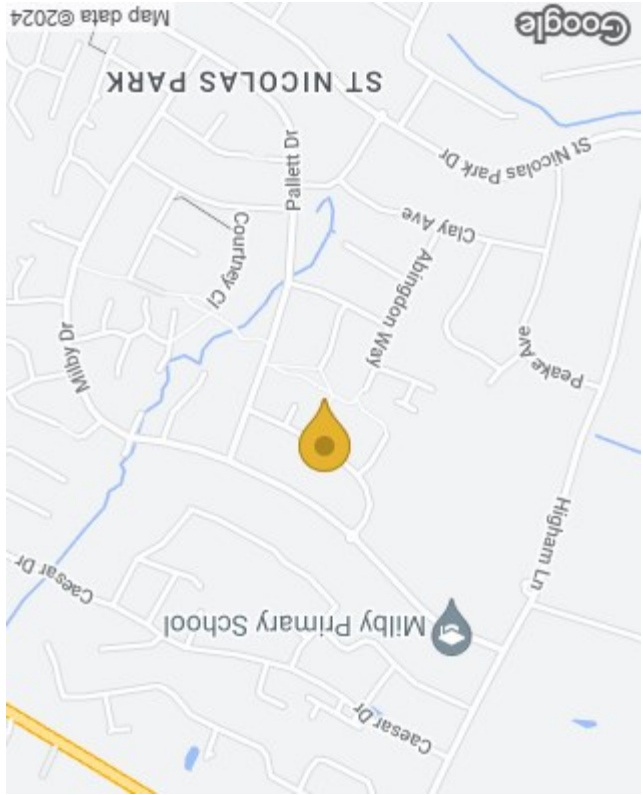
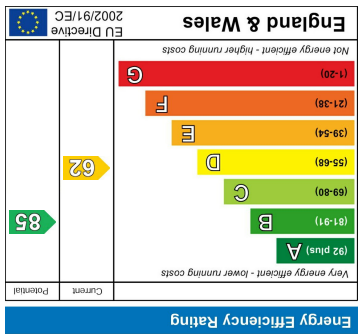


Not to Scale. Produced by The Plan Portal 2024  
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Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Area Map

## 21 Pangbourne Close

Nuneaton, CV11 6HQ

**\*\*NO UPWARD CHAIN\*\*PRIME LOCATION\*\*GENEROUS CORNER PLOT\*\***

Carters are pleased to offer this charming Georgian-style, two-bedroom end-of-mews property, situated in the highly desirable St Nicolas Park development. This prime location falls within the catchment area of Higham Lane School and is conveniently close to local amenities and the A5, offering excellent transport links across the Midlands.

The beautifully presented accommodation begins with an inviting entrance hall, featuring stairs leading to the first floor. The cosy lounge, highlighted by a central focal point fireplace, creates a warm and welcoming atmosphere. Adjacent to the lounge is the open-plan kitchen/diner, which boasts a range of modern units and a door that opens onto the rear patio, ideal for outdoor dining and entertaining.

Upstairs, the property features two spacious double bedrooms and a bathroom equipped with a contemporary white suite, providing both comfort and style.

Outside, the front of the property is adorned with an artificial lawn and a path leading to the entrance door. The rear garden is designed



for low maintenance, featuring a spacious paved patio that extends to the side, leading to a garden primarily laid with decorative chippings and a feature paved circle, all enclosed by fencing for enhanced privacy.

With its generous plot size, prime location, and stylishly presented accommodation, this property is sure to be popular. Early viewings are strongly recommended to fully appreciate the charm and appeal of this delightful home.

Draft.

