

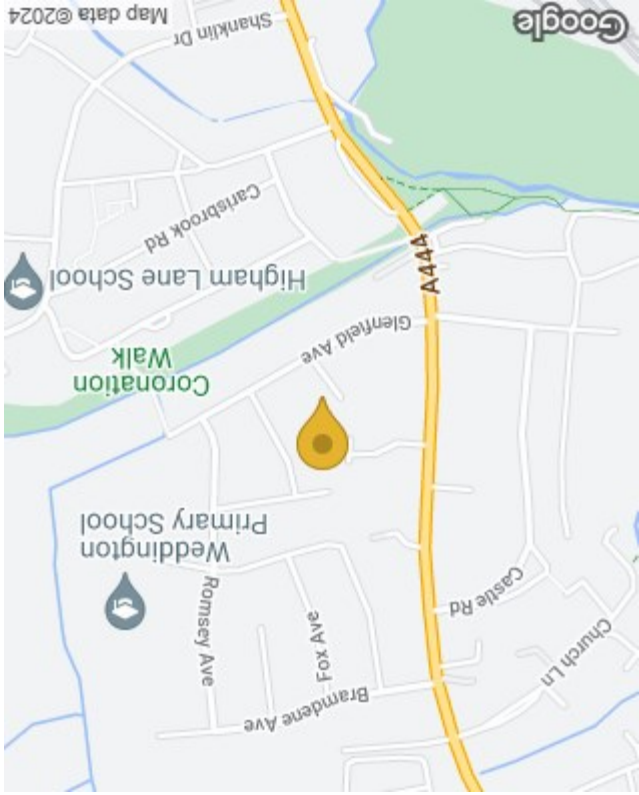
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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

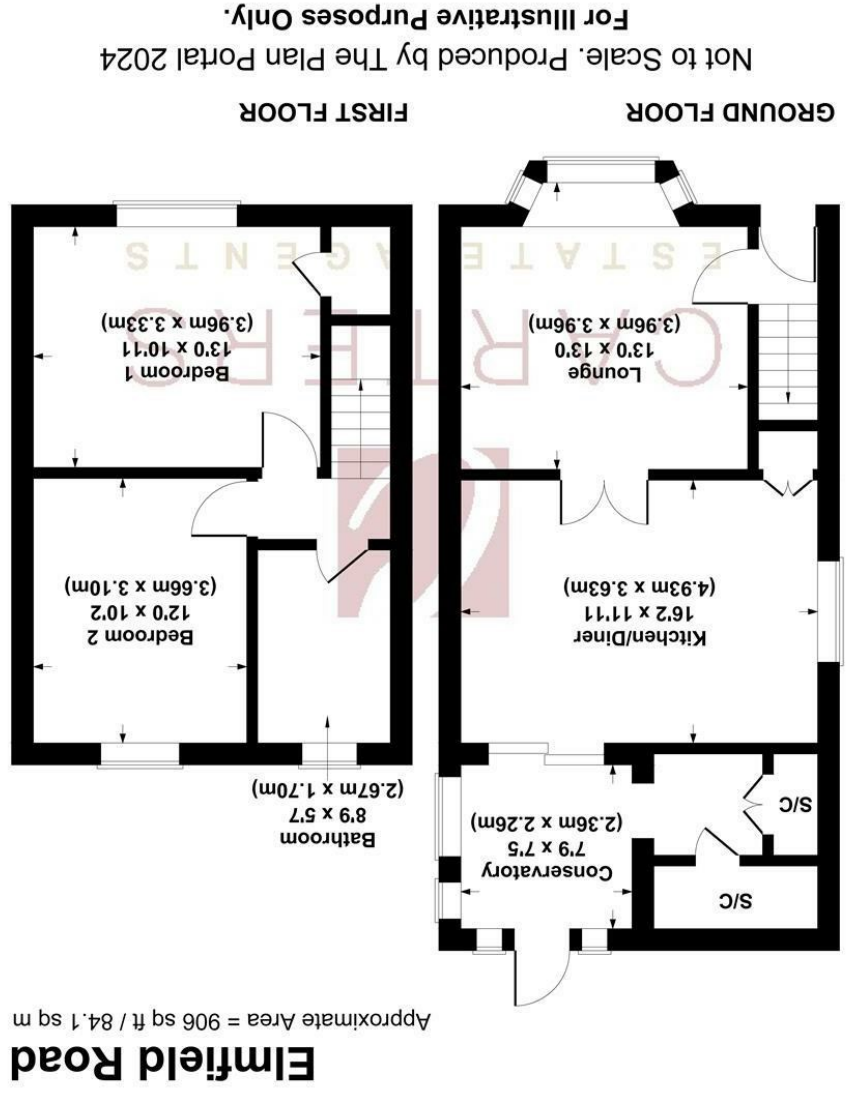
Energy Efficiency Rating	
Current	Potential
86	86
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



Floor Plan



19 Elmfield Road
 Nuneaton, CV10 0EA
 £210,000



19 Elmfield Road

Nuneaton, CV10 0EA

****NO UPWARD CHAIN**CATCHMENT OF HIGHAM LANE SCHOOL****

Carters is thrilled to introduce this delightful two-bedroom traditional semi-detached home, perfectly positioned in a highly desirable location with easy access to local amenities. Situated within the prestigious catchment area of Higham Lane School and conveniently close to the A5 with its road links to the Midlands, this property offers both convenience and prestige.

Offered with no upward chain and immediate vacant possession, this residence presents an exciting opportunity for those looking to put their stamp on a property. Although some modernization is required, the potential of this home is boundless and awaits the vision of its new owner.

Step inside to discover an inviting entrance hall leading to a welcoming lounge adorned with a charming bay window overlooking the front elevation. The lounge seamlessly flows into an open-plan kitchen/diner via double doors, complete with a range of fitted units, perfect for both casual family meals and entertaining guests. Adding to the appeal, a conservatory at the rear of the property provides additional living space and versatility, along with two convenient storage areas.

On the upper level, you'll find two spacious double bedrooms, each offering ample room for relaxation and personalization. The adjoining bathroom boasts a four-piece suite, promising a tranquil retreat for unwinding after a long



day.

Outside, the front of the property features block-paved hardstanding for off-road parking, complemented by a shared driveway to the side leading to a garage at the rear. Meanwhile, the rear garden, is a space ideal for relaxing and enjoying the outdoors.

With its enviable potential, prime location, and absence of chain, this property is sure to attract keen interest. Don't miss out on the opportunity to make this your dream home—schedule your viewing today!

Draft.



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.

