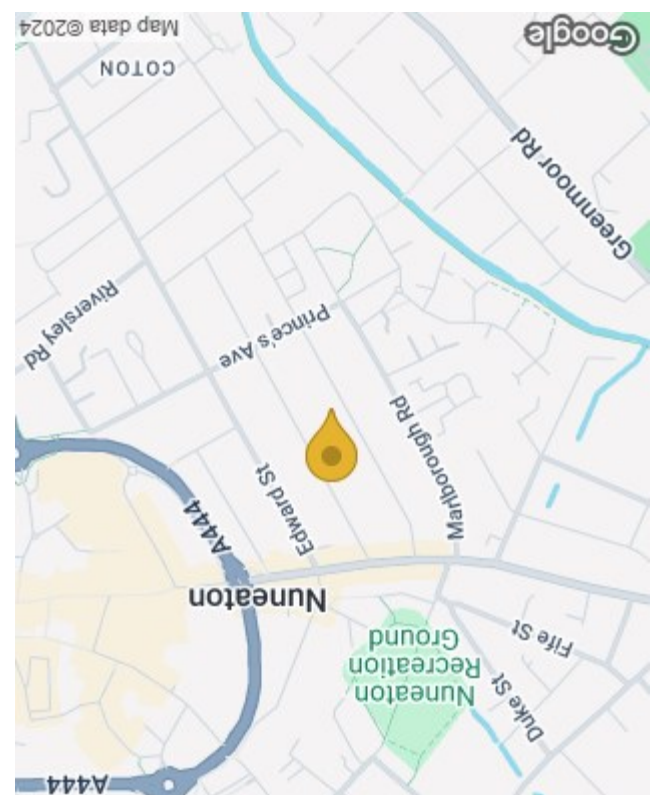
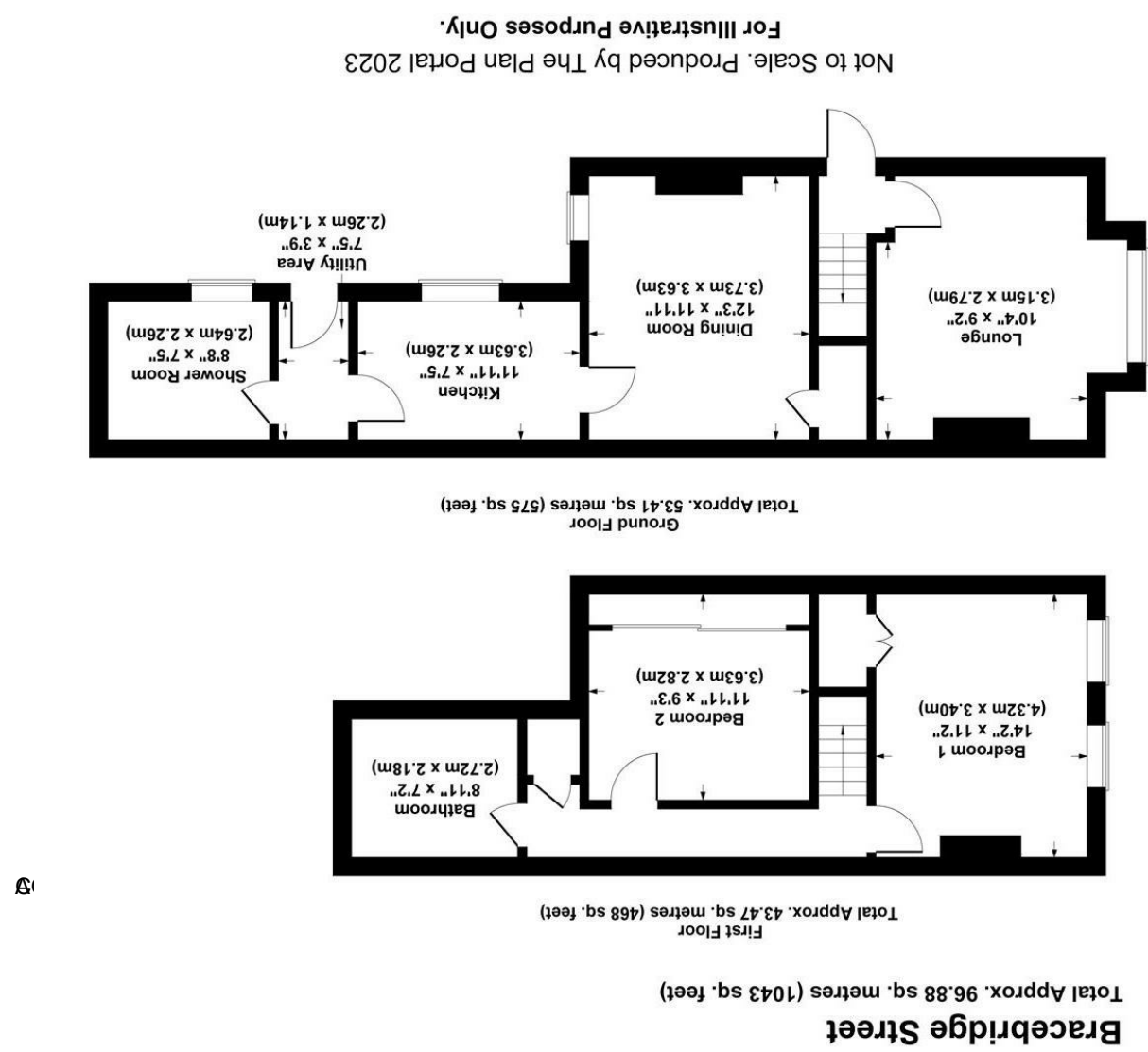




98 Bracebridge Street
 Nuneaton, CV11 5PD
 £179,500

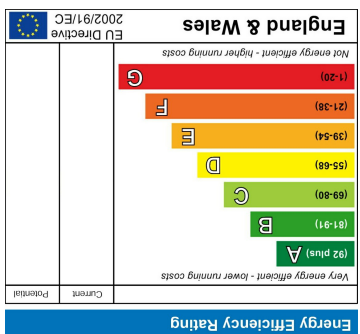
COUNCIL TAX BAND A

Floor Plan



Area Map

Energy Efficiency Graph



Not to Scale. Produced by The Plan Portal 2023
 For Illustrative Purposes Only.

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.

98 Bracebridge Street

Nuneaton, CV11 5PD

Presenting a fantastic opportunity to acquire an extended traditional two-bedroom terrace property, located in a convenient location in close proximity to the town centre and a diverse area of local amenities and offered for sale with No Upwards Chain.

The property has undergone extensive modernisation to present a ready-to-move-in condition home. Improvements include significant enhancements to its energy efficiency with the inclusion of a Samsung air source heat pump, an associated heating system and water tank, refurbished wet room bathroom, kitchen amongst other tasteful decoration to include flooring.

The accommodation on offer is spacious and well-appointed, in keeping of a traditional terraced property. It briefly comprises a side entrance into a hallway, with adjacent access to the dining room at the front, featuring a bay window. An additional reception room, currently utilised as a sitting room, leads through to the newly refurbished kitchen with a range of wall and base units. The kitchen leads through to a utility area with another rear door leading to the garden and to a significantly improved ground floor wet room, which includes an electric shower, vanity unit with sink, and toilet.



To the first floor, there are two double bedrooms, with bedroom 2 boasting fitted wardrobes. The refurbished bathroom suite features a white three-piece suite with a tiled surround and an electric shower.

Outside, to the front, there is a small forecourt leading to the property via an entry. To the rear, the garden has been adapted to be low maintenance and includes a small patio area off the side of the property and a raised stone-chipped seating area at the rear.

This superbly renovated property, with its blend of traditional charm and modern conveniences, is an ideal choice for those seeking a stylish and energy-efficient home close to town amenities.

There is no gas supplied to the property. This property is owned by a member of the Carters Estate Agents Team

