



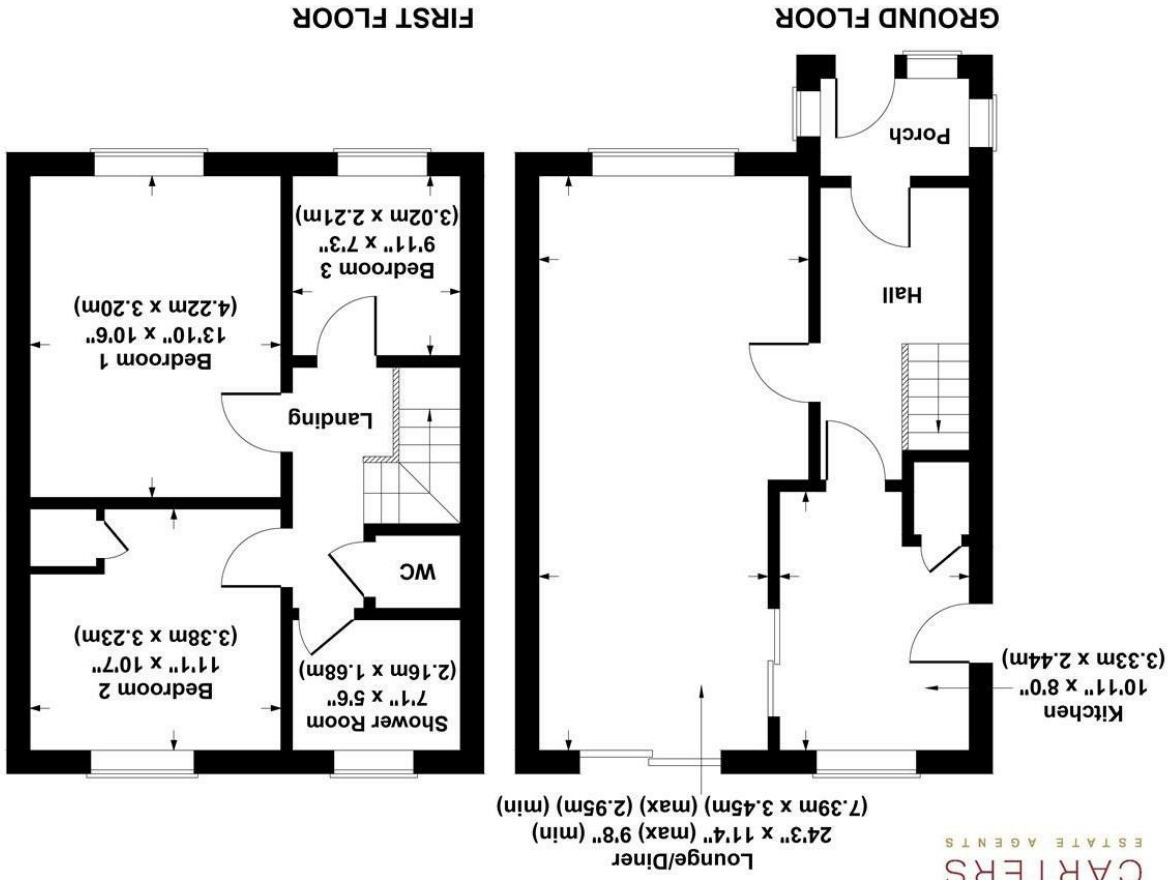
26 Scott Avenue
Nuneaton, CV10 0DP
£290,000



Floor Plan

Scott Ave

Approximate Area = 907 sq ft / 84.2 sq m



Not to Scale. Produced by The Plan Portal 2024
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, whilst believed to be accurate 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.

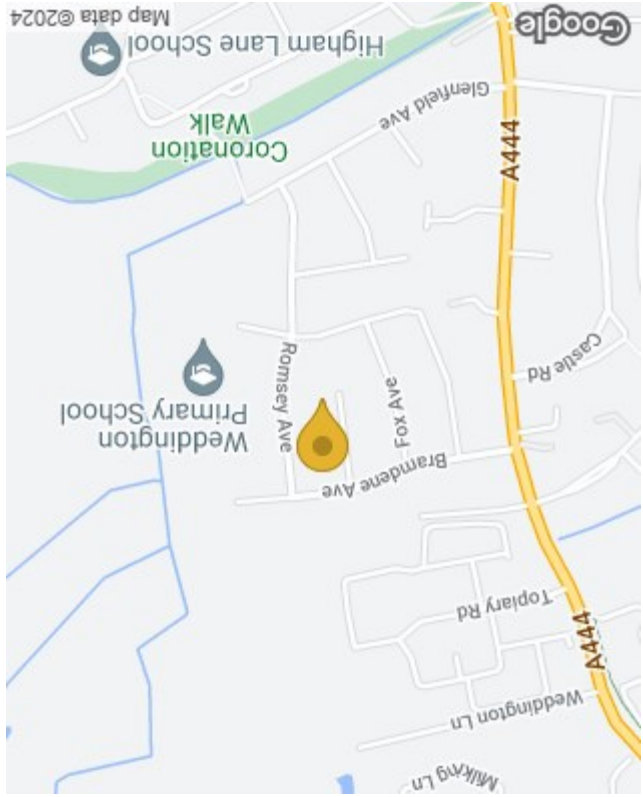
Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
Current Potential

EU Directive 2002/91/EC
England & Wales

Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map

26 Scott Avenue
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****NO UPWARD CHAIN**CUL DE SAC LOCATION****

Carters are delighted to present this charming three-bedroom detached family residence, nestled in a tranquil cul-de-sac in Weddington. This highly sought-after location is close to local amenities and offers excellent road links via the A5 to the Midlands.

The property welcomes you with a block-paved driveway leading to the front entrance porch, with access through gates extending to the garage. Inside, a welcoming hallway with stairs rising to the first floor landing sets the tone for the spacious accommodation.

The generous lounge/dining room features a central fireplace and a bow window to the front, creating a bright and inviting living space. Patio doors at the rear open onto a charming patio area, perfect for indoor-outdoor living.

The kitchen is a highlight, boasting a contemporary range of units, contrasting work surfaces, a fitted hob, and an oven, combining style and functionality.

On the first floor, the main bedroom is well-appointed with built-in furniture and wardrobes, offering ample storage. Two additional bedrooms provide flexibility for family living. The first



floor is completed by a modern shower room with a wash hand basin and a separate WC.

The rear garden includes a paved patio area leading to a lawn, perfect for outdoor activities and relaxation. The garage can also be found here.

With its excellent location, spacious layout, this property is ideal for families. Early viewings are highly recommended to avoid disappointment.



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.

