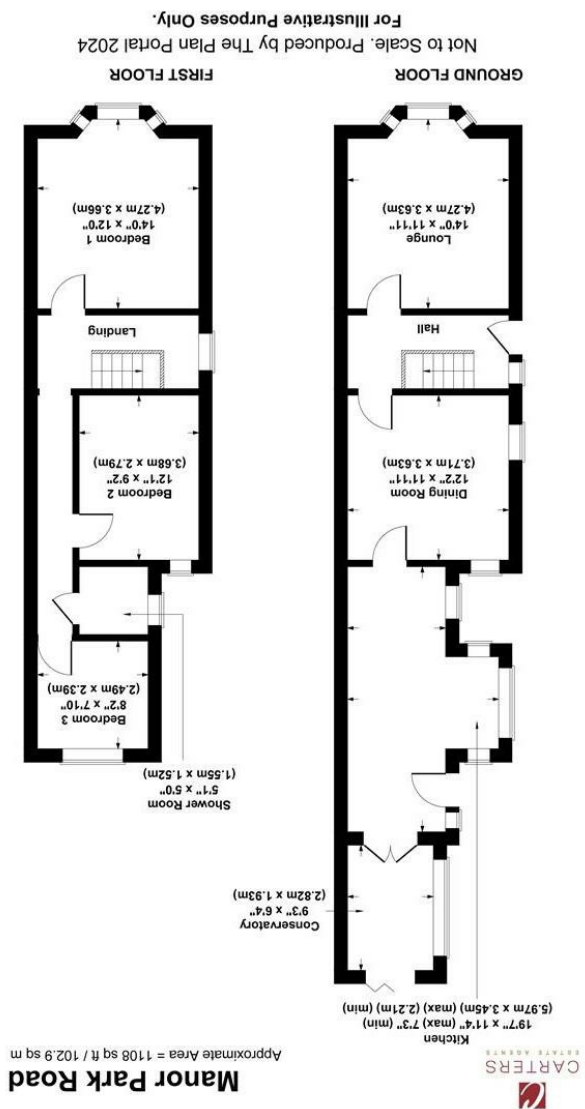


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

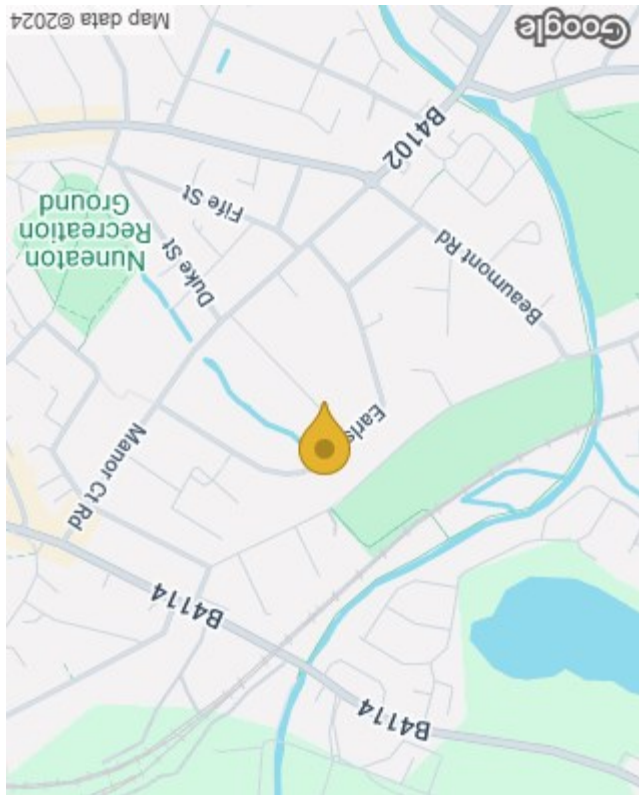


Floor Plan

COUNCIL TAX

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	58
Target	85

Energy Efficiency Graph



Area Map



19 Manor Park Road  
 Nuneaton, CV11 5HR  
 £275,000

3 1 2 D COUNCIL TAX BAND C



19 Manor Park Road

Nuneaton, CV11 5HR

**\*\*CHARACTER  
PROPERTY\*\*BEAUTIFULLY  
PRESENTED THROUGHOUT\*\***

Carters are thrilled to present this exquisitely presented character property, nestled in this prestigious conservation area of Nuneaton. Just a short walk from Nuneaton's vibrant town centre, with its extensive amenities, bus, and train stations, this property is adorned with period features, making it a true gem in the locality.

The side entrance door welcomes you into a charming hallway, with stairs gracefully ascending to the first-floor landing. At the front of the property, the inviting lounge boasts a beautiful bay window and a central fireplace with an elegant surround, creating a cozy and sophisticated atmosphere. The hallway extends to the dining room, which features a delightful log burner and dual aspect windows, perfect for intimate gatherings. The spacious kitchen, equipped with contemporary fitted units, leads into the conservatory – a perfect retreat for enjoying a glass of wine on warm summer evenings.

The first floor reveals a lovely landing that grants access to all rooms. The property offers three well-appointed bedrooms, including a main bedroom with a



picturesque bay window that floods the room with natural light. A stylish shower room completes this floor, offering modern convenience with classic charm.

Outside, the rear garden is a beautifully landscaped haven, featuring a paved patio that leads to a lush lawn, bordered by mature shrubs and trees. This serene outdoor space provides the perfect setting for relaxation and alfresco dining.

With its prime location, stunning presentation, and abundance of character, this property is set to attract considerable interest. Early viewing is highly recommended to fully appreciate the charm and elegance this home has to offer. Book your viewing today to avoid disappointment.

