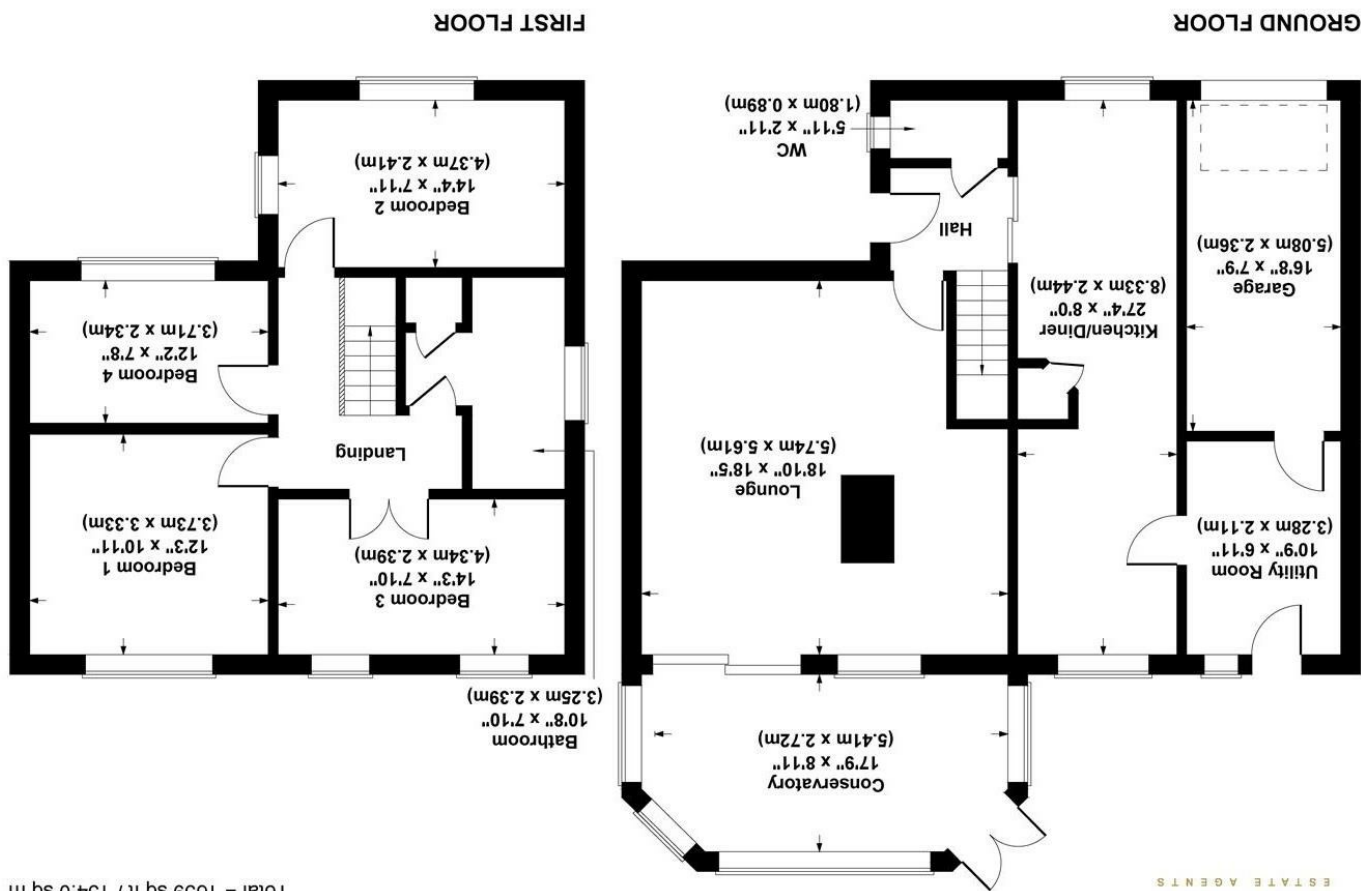


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate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

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

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



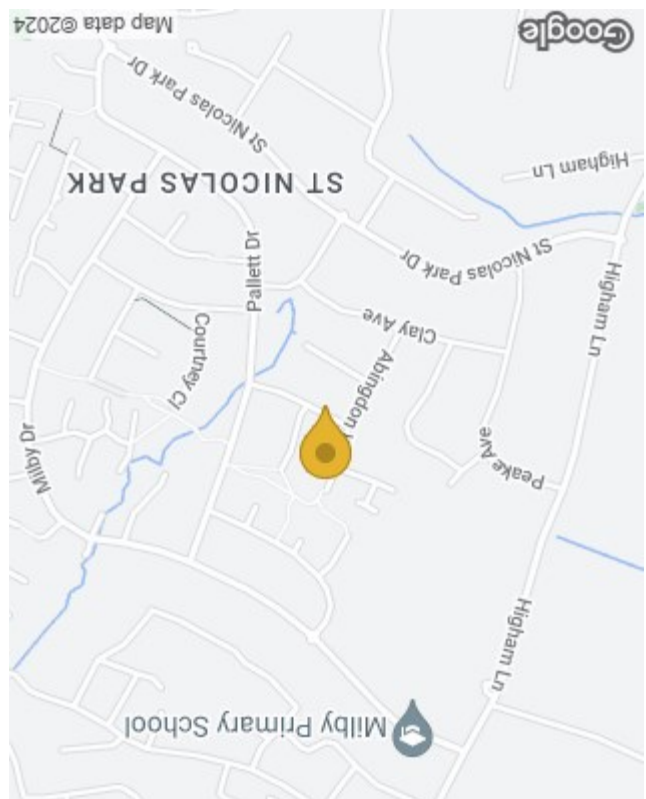
Reading Ave
 Approximate Area = 1530 sq ft / 142.1 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1659 sq ft / 154.0 sq m



Floor Plan

England & Wales	
EU Directive 2002/91/EC	Current (Finalist)
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Decent energy efficiency - lower running costs	E (39-54)
Decent energy efficiency - lower running costs	F (21-38)
Decent energy efficiency - lower running costs	G (1-20)

Energy Efficiency Graph



Area Map



1 Reading Avenue
 Nuneaton, CV11 6HE
 £420,000



1 Reading Avenue

Nuneaton, CV11 6HE

****HIGHAM LANE SCHOOL
CATCHMENT**PRIME LOCATION****

Carters are delighted to present this exquisite four double bedroom detached family residence, perfectly situated in the prime location of the St. Nicolas Park estate. This home offers both convenience and prestige, being close to local amenities, within the catchment area for the highly regarded Higham Lane School, and offering easy access to the A5 for seamless commuting across the Midlands.

The spacious and well-designed accommodation begins with a welcoming entrance hall featuring a convenient guest WC. The lovely open plan lounge/diner provides an expansive space with a focal point fireplace and patio doors that open into the conservatory. This conservatory is an ideal spot for entertaining or enjoying a relaxing summer evening with a glass of wine. The modern open plan kitchen/diner is equipped with a range of contemporary units and a door leading to a utility room, perfect for storing kitchen accessories and ensuring a clutter-free environment.

On the first floor, there are four well proportioned double bedrooms, with one of these bedrooms offering the potential to be divided, creating a fifth bedroom if desired. The luxurious four-piece bathroom is complete with a bath and separate shower cubicle, providing a touch of elegance and convenience.

Outside, the front of the property features a substantial block paved



driveway providing ample off-road parking and leading to the garage and front entrance. To the rear, there is a beautifully landscaped garden featuring a paved patio area, ideal for outdoor dining and entertaining, leading to a well maintained lawn bordered by mature shrubs and plants.

This property's prime location and family sized accommodation make it a highly desirable home. We strongly recommend scheduling a viewing to fully appreciate everything this exceptional residence has to offer.



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.