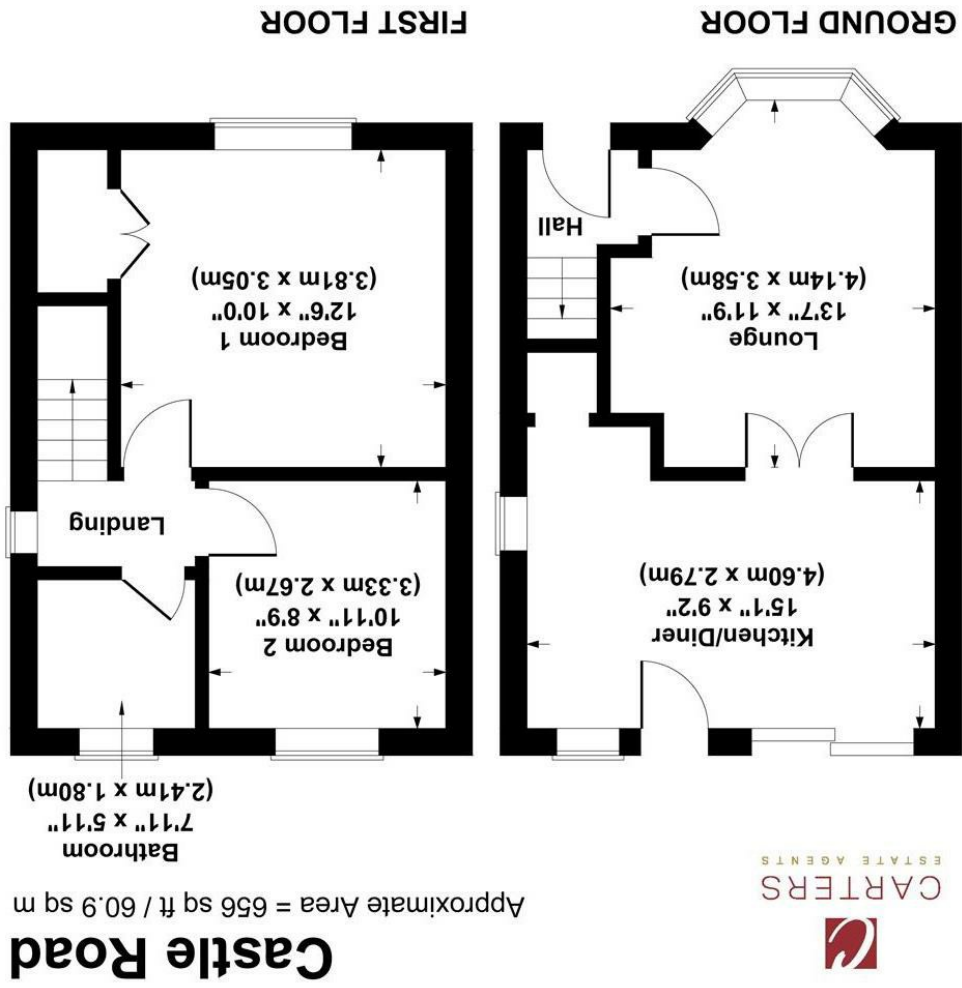


87 Castle Road  
Nuneaton, CV10 0EP  
£210,000

2 1 1



Floor Plan

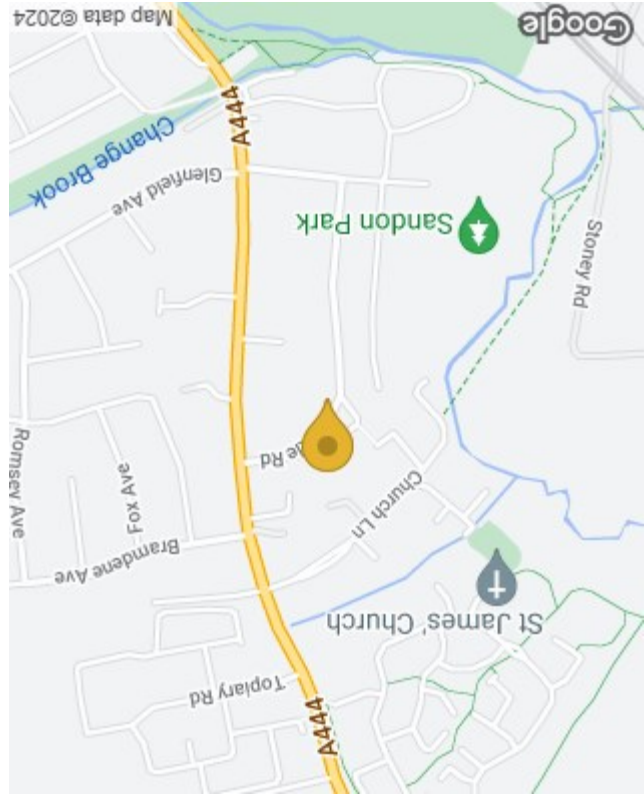
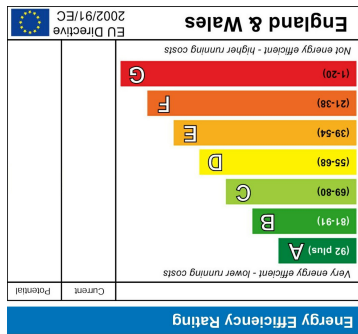


Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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 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.

Energy Efficiency Graph



Area Map

87 Castle Road

Nuneaton, CV10 0EP

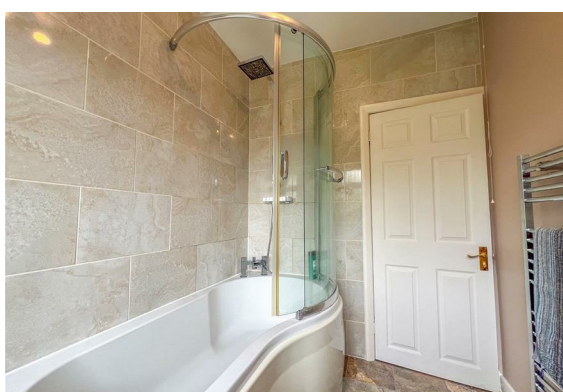
**\*\*GREAT LOCATION\*\*WELL PRESENTED THROUGHOUT\*\***

Carters are delighted to offer this charming and well-presented two-bedroom end of terrace residence, situated in the highly sought-after area of Weddington. This property is within the catchment area for the esteemed Higham Lane School, close to local amenities, and benefits from excellent transport links to Nuneaton Town Centre and the A5, making it perfect for commuting across the Midlands.

Upon entering, you are welcomed by a bright entrance hall with stairs leading to the first floor. The inviting lounge features a central fireplace as its focal point and a lovely bay window that floods the room with natural light. Double doors open to the stylish open-plan kitchen/diner, which is fitted with a range of contemporary units and a central island bar. Patio doors extend this living space into the rear garden, effortlessly blending indoor and outdoor living.

The first floor features two generously sized bedrooms, each thoughtfully designed for maximum comfort, complemented by a refitted modern bathroom that exudes contemporary elegance.

The exterior of the property adds



to its appeal. The front provides off-road parking for one car and steps leading to the front entrance door. The rear garden is a beautifully landscaped oasis, featuring a well-maintained lawn bordered by mature shrubs and plants, and a patio area perfect for outdoor dining and relaxation.

Given its prime location and superbly presented accommodation, this property is expected to attract significant interest. We highly recommend scheduling a viewing to fully appreciate the quality and charm this 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.

