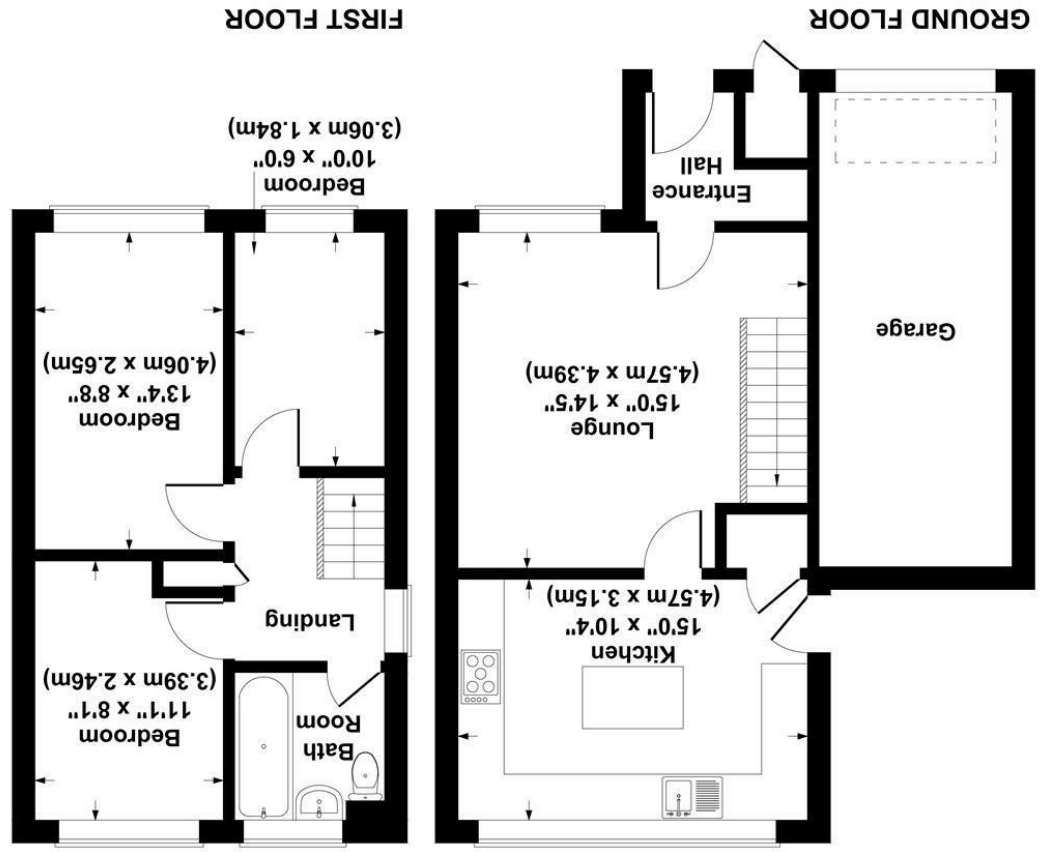


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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



**Beverley Ave**  
 Approximate Area = 799 sq ft / 74.2 sq m  
 (Excluding Garage)



Floor Plan

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)

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



89 Beverley Avenue  
 Nuneaton, CV10 9JP

Offers In Excess Of £235,000



89 Beverley Avenue

Nuneaton, CV10 9JP

**\*\*LINKED DETACHED FAMILY HOME\*\*BOOK YOUR VIEWINGS TODAY\*\***

Carters are very pleased to offer this beautifully presented three bedroom link detached family home, situated in a highly desirable location close to local amenities and excellent transport links, providing easy access to Nuneaton's Town Centre.

The well planned accommodation includes an inviting entrance hall that leads into a spacious lounge, ideal for family gatherings. The stunning kitchen is fitted with an array of contemporary units and features a large island bar, perfect for casual dining and entertaining.

On the first floor, there are three well proportioned bedrooms, each designed for maximum comfort and space. The modern bathroom has been recently refitted to a high standard, featuring sleek and stylish fixtures.

With its immaculate presentation and fantastic location, this property is expected to attract considerable interest. Viewings are highly recommended to fully appreciate the quality and appeal of this lovely home. Call today to book your viewing appointment.



### 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.