

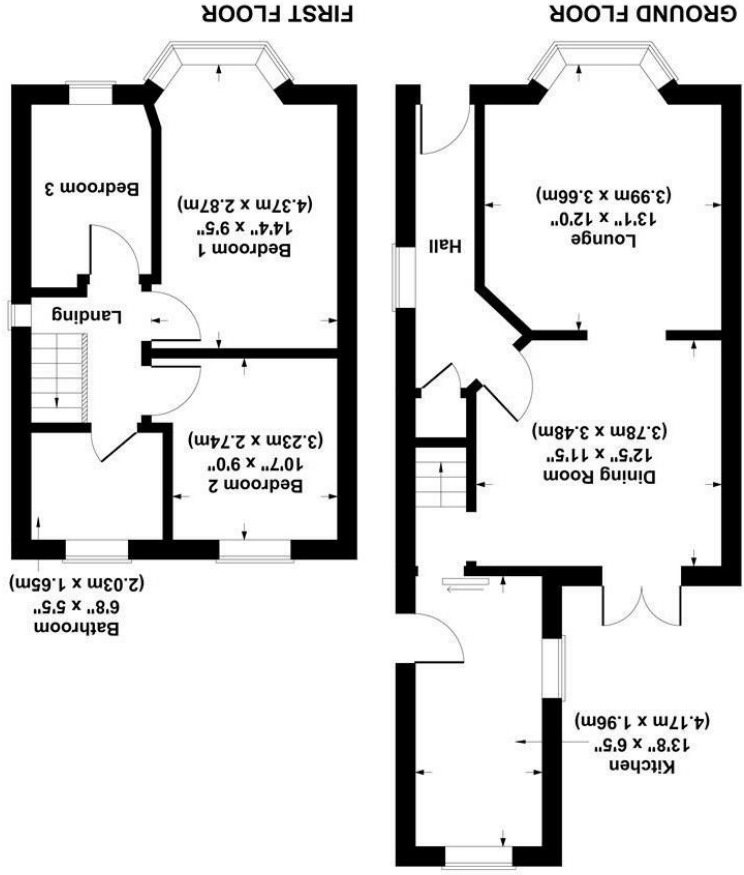
31 St Nicolas Road
 Nuneaton, CV11 6LB
 £230,000

3 1 2 E



Floor Plan

St Nicolas Road
 Approximate Area = 814 sq ft / 75.6 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.

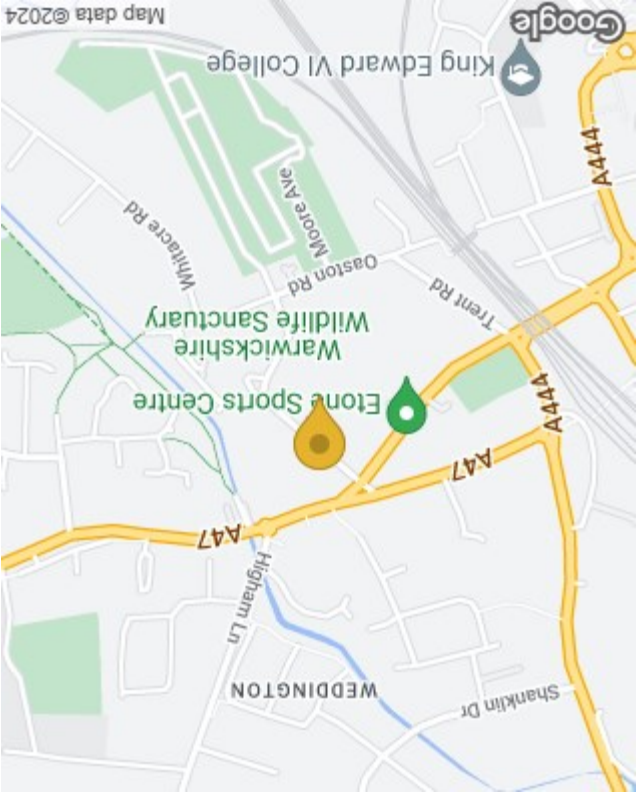
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate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

Very energy efficient - lower running costs
 (92 plus)
 (81-91)
 (69-80)
 (55-68)
 (39-54)
 (21-38)
 (1-20)
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

31 St Nicolas Road

Nuneaton, CV11 6LB

**** CLOSE TO TOWN CENTRE**THREE BEDROOMS****

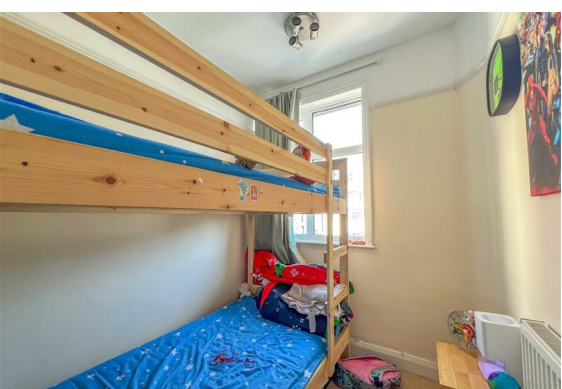
Carter's are pleased to offer this traditional, double-bayed semi-detached family home, located in a popular area within walking distance of Nuneaton's town centre, which offers a variety of amenities, bus, and train stations.

The property is attractively priced for a quick sale. Upon entering, you'll find an entrance hall leading to a cosy lounge that opens to the dining room, creating a spacious and inviting living area. The kitchen is well-equipped with a range of units, providing ample storage and workspace.

On the first floor, there are three bedrooms, providing comfortable living space for a family, and a family bathroom conveniently located to serve all bedrooms.

The exterior of the property includes a driveway at the front, offering off-road parking and leading to the front entrance door. The rear garden features a lawn on one side and decorative chippings on the other, with hedges providing added privacy.

With its ideal location and competitive pricing, this property is expected to be popular. Book your viewings today to avoid missing out.



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.