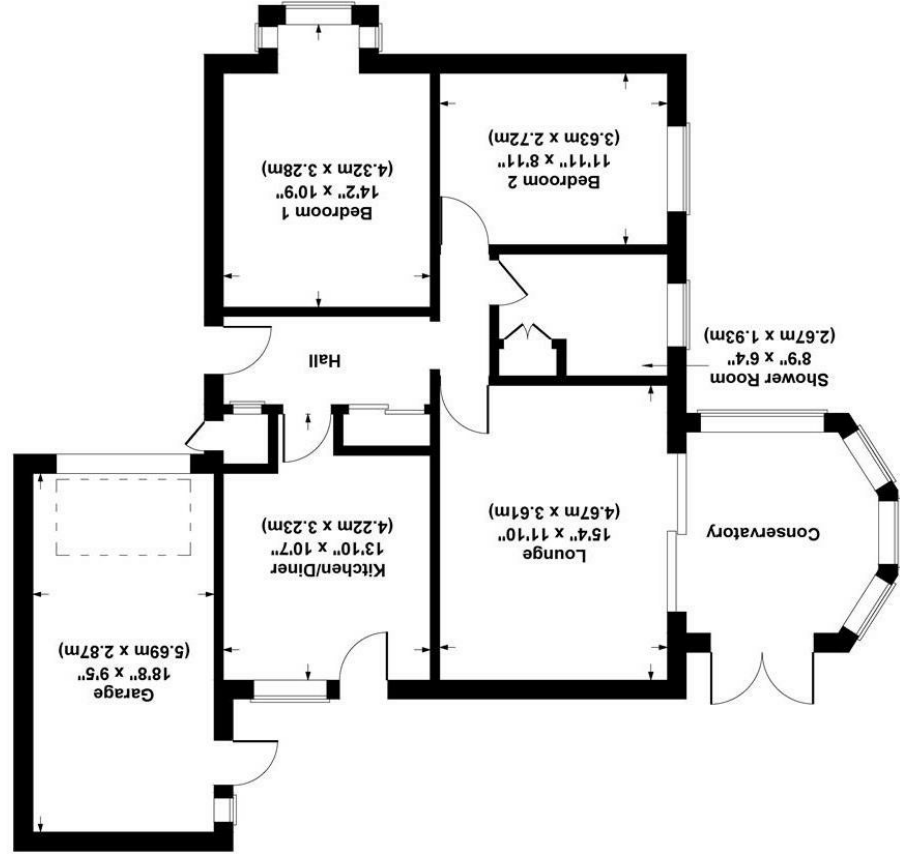


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



Norwich Close
 Approximate Area = 848 sq ft / 78.7 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1024 sq ft / 95.0 sq m

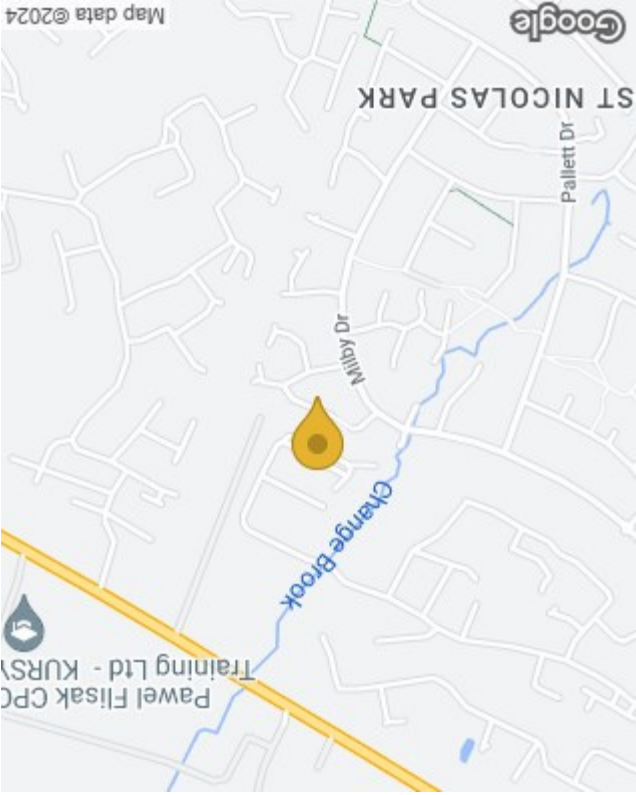


Floor Plan

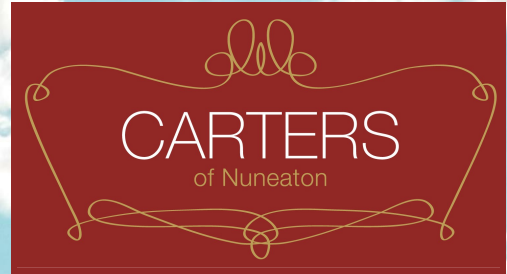
Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

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

Energy Efficiency Graph



Area Map



41 Norwich Close
 Nuneaton, CV11 6GF
 Offers Over £300,000



41 Norwich Close

Nuneaton, CV11 6GF

****NO UPWARD CHAIN**PRIME LOCATION****

Carters are delighted to offer this two double bedroom link detached bungalow, situated in a prime cul-de-sac location on the sought after St Nicolas Park Drive estate. Close to local amenities, including the COOP store and offering excellent transport links to Nuneaton Town Centre, this property presents a unique opportunity to create your dream home.

In need of updating, the bungalow provides the perfect canvas for you to put your own stamp on it, and this is reflected in the attractive asking price. An added advantage is that the property is available with no upward chain, ensuring a straightforward purchase process.

As you approach the property, you are greeted by a spacious frontage featuring a well tended lawn with mature shrubs and plants. A driveway provides ample off-road parking and leads to the entrance door and garage.

Inside, the welcoming hallway, complete with storage, guides you through the home. The breakfast kitchen, fitted with a range of units, offers a practical space for cooking and dining. The separate, cozy lounge features a charming fireplace and a door that opens



into the conservatory, perfect for relaxing and enjoying views of the garden.

The main double bedroom boasts built-in furniture and a bay window to the front, creating a bright and inviting space. The second bedroom provides comfortable guest accommodation. Completing the interior is a shower room, ensuring convenience and functionality.

The rear garden is a private haven, featuring a lawn bordered by mature shrubs and plants, offering a peaceful retreat for outdoor enjoyment.

With its prime location, potential for customization and no upward chain, this bungalow is expected to attract significant interest. Early viewings are highly recommended to fully appreciate the opportunity to transform this property into your ideal home. Book your viewing today!

