

97 Glenfield Avenue
Nuneaton, CV10 0DY
£230,000

3 1 1

Floor Plan



Glenfield Ave
Approximate Area = 948 sq ft / 88.0 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 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.

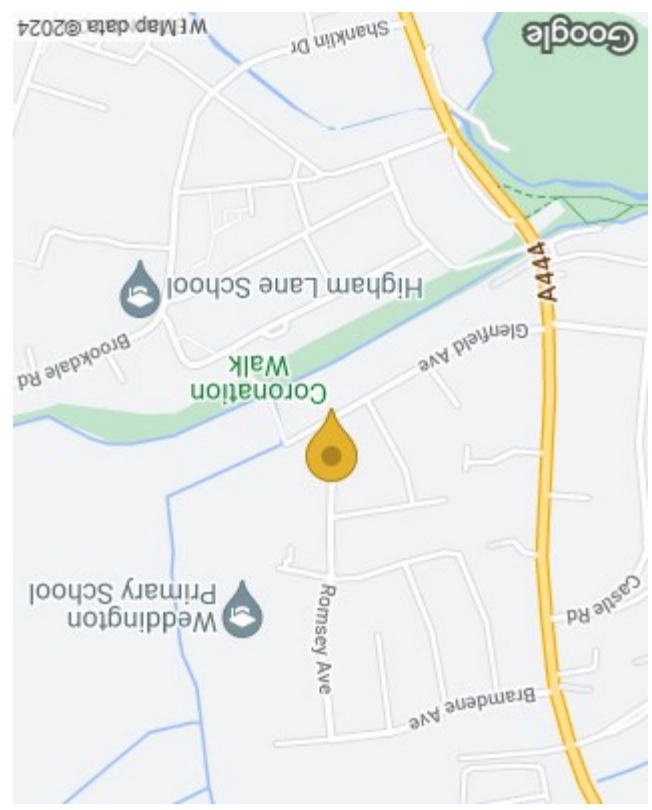
Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs
(92 plus)

Not energy efficient - higher running costs
(1-20)

EU Directive 2002/91/EC
England & Wales

Energy Efficiency Graph



Area Map

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****HIGHAM LANE SCHOOL CATCHMENT**EXTENDED TO THE REAR****

Carters are delighted to offer this extended traditional style semi detached home, ideally situated close to local amenities, within the sought-after Higham Lane School catchment area and near transport links to Nuneaton Town Centre and the A5, offering excellent connectivity to the Midlands.

While the property requires some updating, it presents a fantastic opportunity to create your perfect family home in a prime location.

Upon entering, the entrance hall leads to an open-plan lounge/diner, providing a spacious and comfortable living area perfect for family gatherings. The extended kitchen at the rear is fitted with a range of units and offers direct access to the rear garden, enhancing the living space.

On the first floor, you will find three well proportioned bedrooms, each offering ample space for rest and relaxation. The modern shower room completes this level, featuring contemporary fixtures and fittings.

The front of the property boasts a shared driveway leading to a hardstanding area and the front



entrance. The rear garden is a delightful space, with a paved patio ideal for outdoor dining and relaxation, leading to a lawn bordered by mature shrubs. Additionally, the garage is located at the rear of the property, providing valuable storage or parking options.

This property offers excellent potential for improvement, allowing you to put your own stamp on it and transform it into your dream home. With its desirable location and scope for enhancement, this home is expected to be in high demand.

Early viewings are highly recommended to fully appreciate the potential and charm of this property. Don't miss out on this fantastic opportunity—book your viewing today!

