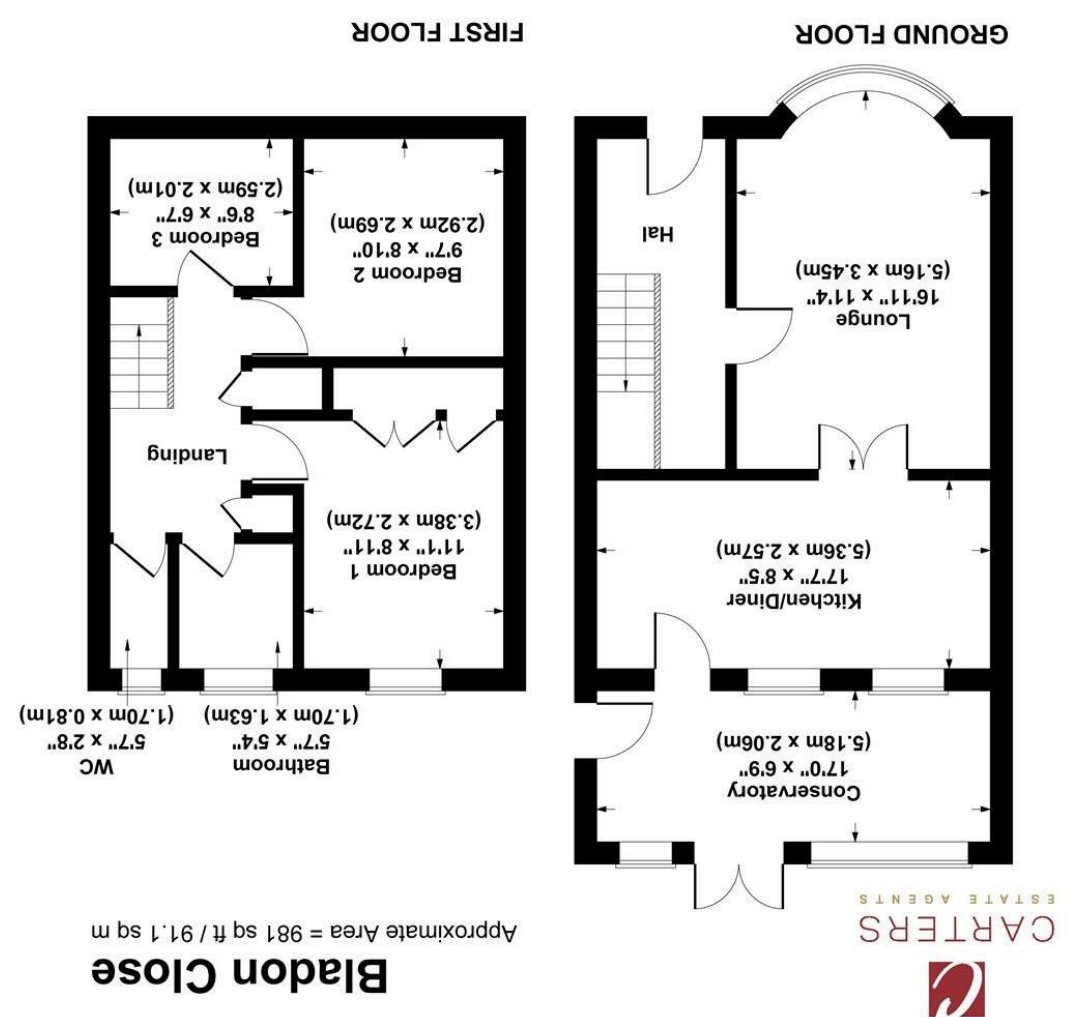


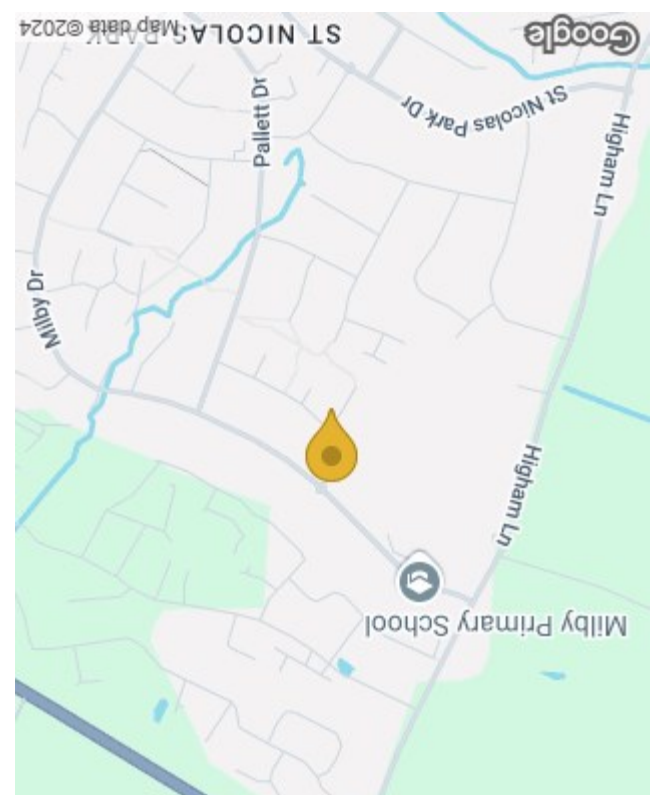
4 Bladon Close  
Nuneaton, CV11 6DF  
£249,000

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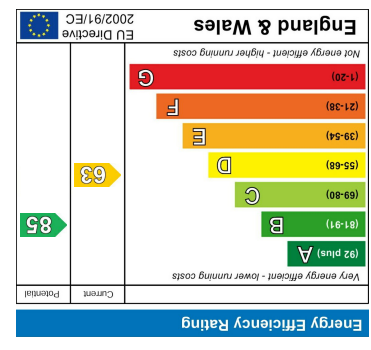
Floor Plan



Area Map



Energy Efficiency Graph



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.

# 4 Bladon Close

Nuneaton, CV11 6DF

**\*\*MODERNISATION  
REQUIRED\*\*FANTASTIC  
LOCATION\*\***

Carters are thrilled to introduce this three bedroom semi detached home, nestled in the highly sought after St Nicolas Park estate. Situated in a peaceful cul-de-sac, this property offers the perfect blend of convenience and untapped potential. With local amenities like the COOP store just a short stroll away and easy access to the A5, it's an ideal choice for commuters seeking both connectivity and tranquility.

While the home is ready for your personal touch, it presents an exciting opportunity to craft a living space tailored to your taste within a prime location. Families will particularly appreciate its placement within the catchment area of esteemed local schools, adding to its appeal.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge. Here, double doors open into the kitchen/diner, creating a seamless flow that enhances the home's open, airy feel. A lean-to conservatory extends the ground floor, offering additional space that can be adapted for relaxation, dining, or even a home office.

Upstairs, you'll find three well



proportioned bedrooms, each offering comfort and ample space. The first floor is rounded out by a bathroom and a separate WC, ensuring convenience for busy households.

Externally, the property boasts a gravelled driveway providing off road parking, which leads to the garage and front entrance. The rear garden, mainly laid to lawn, offers a peaceful retreat for outdoor activities, family gatherings, or simply unwinding at the end of the day. This home is brimming with potential and awaits your vision to make it your own.

Positioned in a coveted estate and brimming with potential for development and modernization, this property represents a unique opportunity that is bound to generate considerable interest. With its prime location offering both convenience and promise, it's the perfect canvas for creating your dream home. Act quickly to secure your vie

