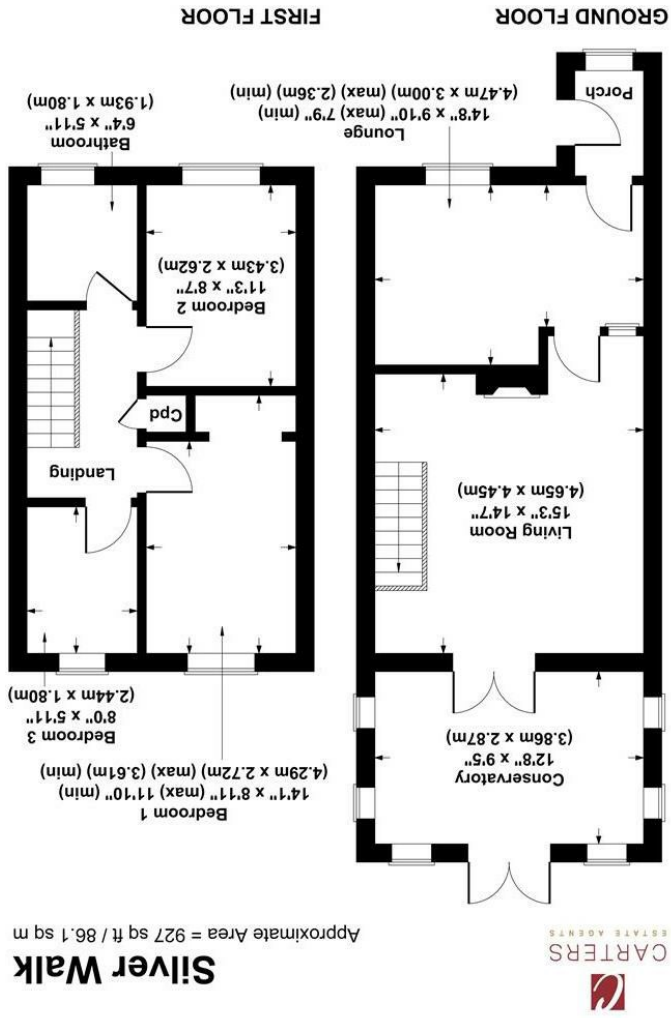


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

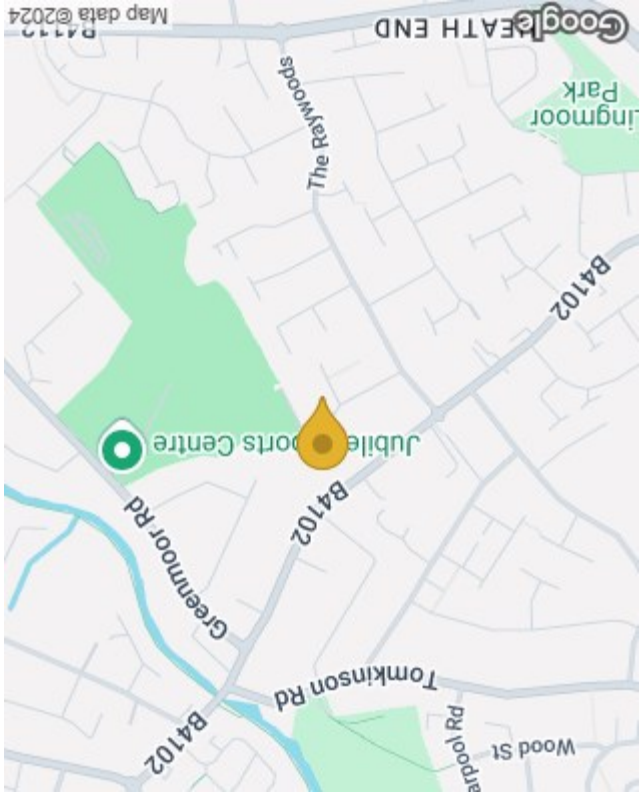
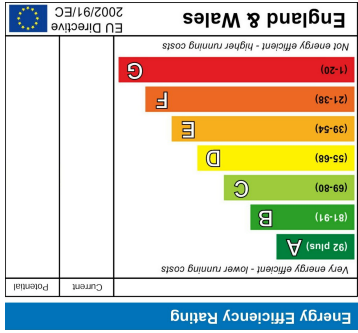
Not to Scale. Produced by The Plan Portal 2024
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Floor Plan

BOUNCIL TAX

Energy Efficiency Graph



Area Map



47 Silver Walk
 Nuneaton, CV10 7LZ
 £160,000



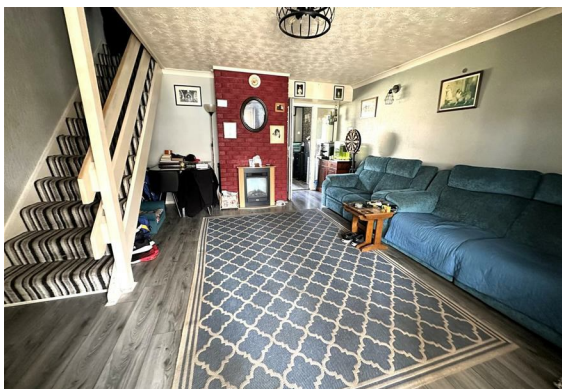
COUNCIL TAX BAND

47 Silver Walk

Nuneaton, CV10 7LZ

This three-bedroom mid-terrace property, located on The Raywoods Estate—a popular residential area with excellent access to local schools, shops, amenities, and the hospital—is an ideal investment opportunity. Available to cash buyers only, this property is offered with no upward chain and is priced below the usual market value due to the remaining 40-year leasehold, making it an attractive proposition for those looking to capitalise on its potential.

The current owners have made several improvements during their 18 years of ownership, enhancing the property's appeal. Upon entering through the porch, you are welcomed into the kitchen, which features a range of units, an integrated gas oven and hob, as well as plumbing for a washing machine and dishwasher. The spacious lounge diner is the heart of the home, offering an electric fire and French doors that open into a UPVC conservatory, perfect for additional living space or



enjoying the garden views.

Upstairs, the property comprises three bedrooms—two doubles and one single—all sharing a bathroom fitted with a modern triple walk-in shower unit and a sleek two-piece white suite. The house benefits from UPVC double glazing throughout, a gas combination boiler, and radiators in the porch and bathroom. Additionally, there is existing pipework in the bedrooms, offering the possibility of adding further radiators if desired.

Externally, the property is accessed via a pathway off Silver Walk and enjoys a shared green space at the front. The front garden is block paved and enclosed by a dwarf brick wall, providing a neat and low-maintenance appearance. The rear garden is fully paved and includes gated access to the rear communal parking area, as well as a single garage located en bloc, offering secure off-road parking or additional storage.