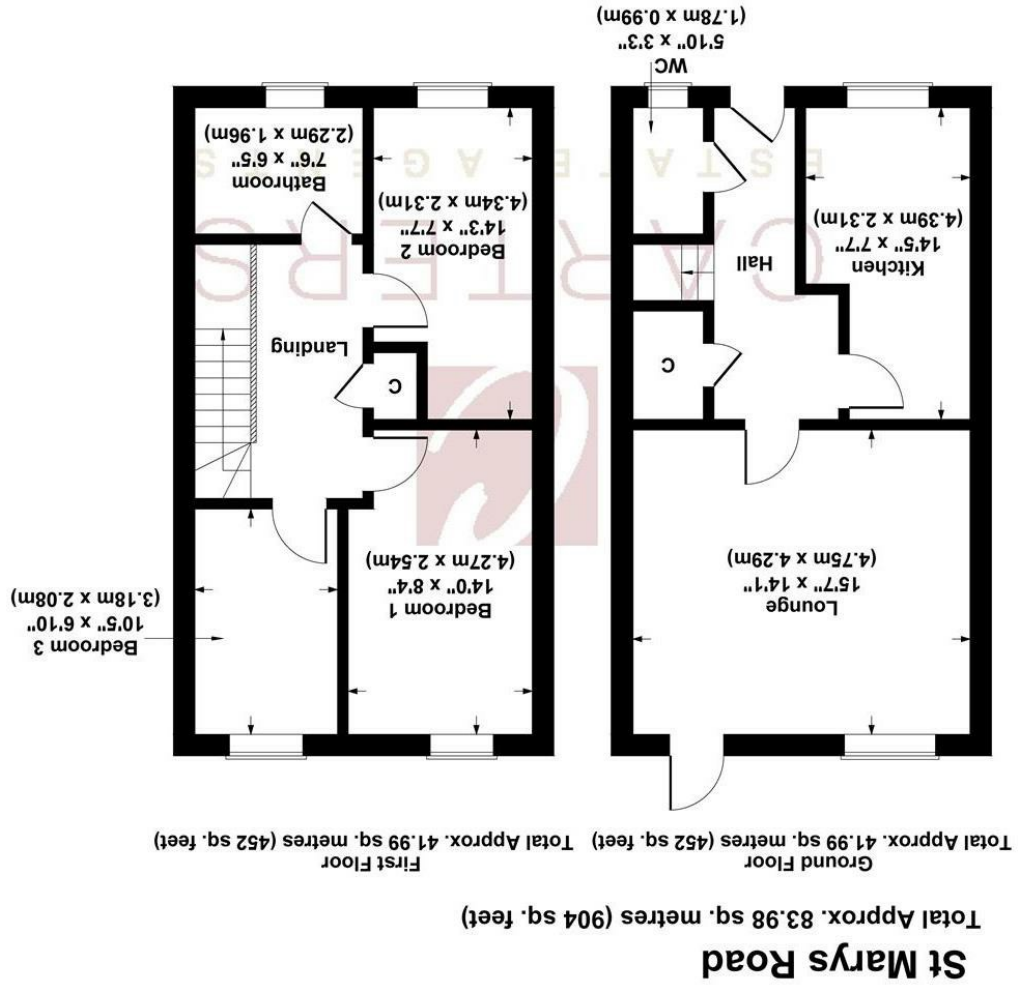


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



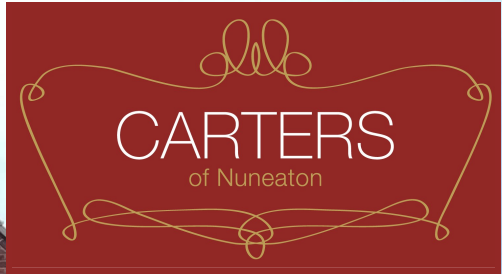
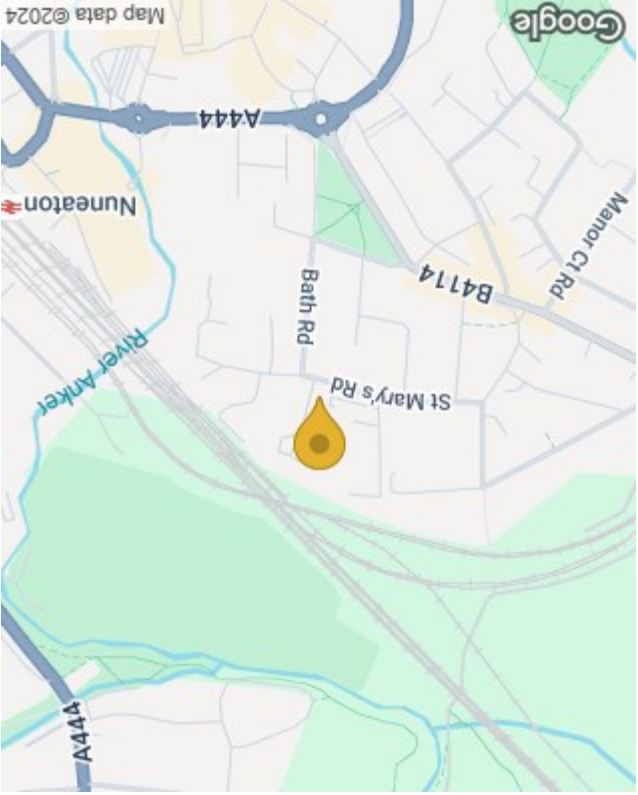
Floor Plan

| 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) |

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



54 St Marys Road
 Nuneaton, CV11 5AT
 £198,000



54 St Marys Road

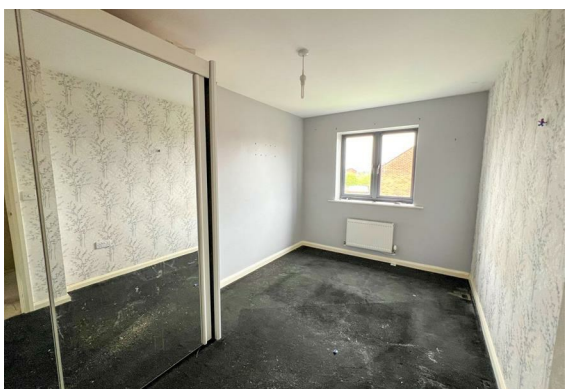
Nuneaton, CV11 5AT

****NO UPWARD CHAIN**CLOSE TO NUNEATON TOWN CENTRE****

Presenting this middle terraced property, offering three bedrooms and available on a 100% or 50% shared ownership basis. Situated in a convenient location within walking distance of Nuneaton's bustling town center, complete with an array of amenities, bus and train stations, this home presents an excellent opportunity for those seeking an affordable entry into the property market. With the added benefit of no upward chain, this property promises a smooth transition into your new home.

Stepping through the front door, you're welcomed into the inviting entrance hallway, where you'll find a convenient guest WC, providing practicality for modern living. To the front of the property lies the breakfast kitchen, tastefully fitted with a range of units, offering ample storage and workspace. At the rear, the lounge awaits, providing a comfortable space to unwind, with a door leading out to the rear garden, perfect for enjoying the outdoors during warmer months.

Ascending to the first floor, you'll find three well-appointed bedrooms, offering flexibility for families or individuals alike. Completing this level is the family



bathroom, featuring a crisp white suite, ensuring both style and functionality.

Externally, the property boasts a driveway to the front, providing off-road parking, adding convenience for residents. Meanwhile, the rear garden offers a private outdoor space, ideal for relaxing or entertaining.



This property presents an ideal opportunity to step onto the property ladder and would make an excellent first-time purchase. Don't miss out on the chance to make this delightful home your own.