

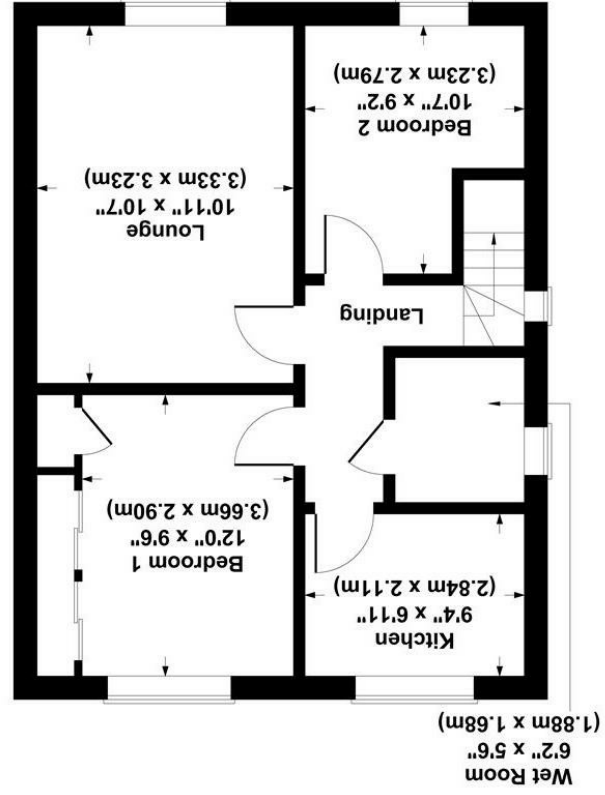
17 Dorset Close  
Nuneaton, CV10 8EN  
£100,000



Floor Plan

**Dorset Close**  
Total Approx. 53.51 sq. metres (576 sq. feet)

First Floor  
Total Approx. 53.51 sq. metres (576 sq. feet)

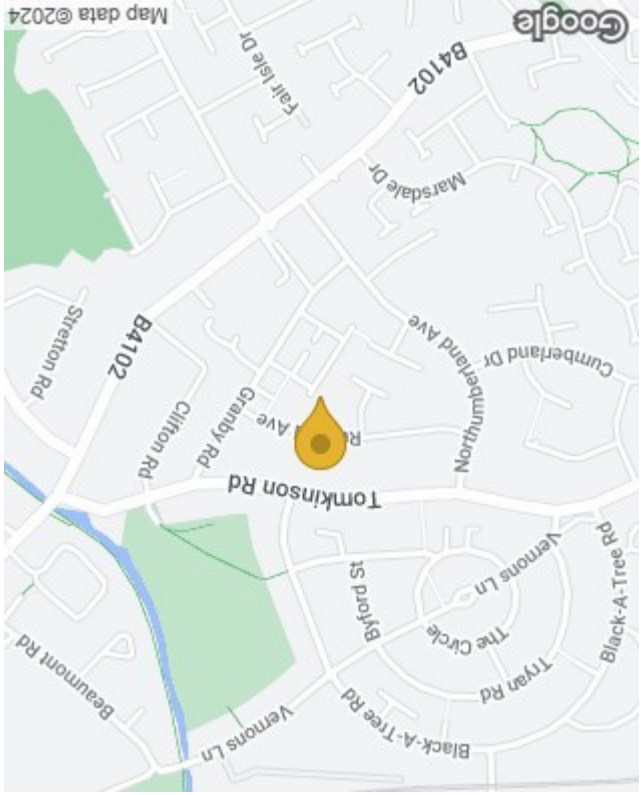
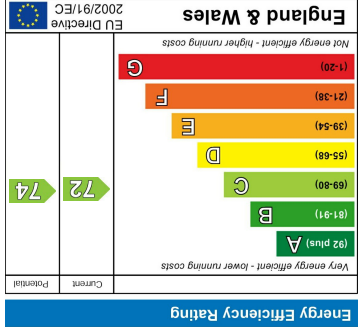


Not to Scale. Produced by The Plan Portal 2024  
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Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

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 Graph



Area Map



## 17 Dorset Close

Nuneaton, CV10 8EN

**\*\*CASH BUYERS ONLY\*\*NO UPWARD CHAIN\*\*GREAT LOCATION\*\***

Carters proudly presents this well-appointed two-bedroom first-floor maisonette, ideally situated in a prime location close to local amenities and Nuneaton's town center. Offering no upward chain and vacant possession upon completion, this property presents a promising investment opportunity.

Upon entry, the property greets you with an entrance hall leading to the first-floor entrance. The interior features a comfortable lounge, a functional kitchen, and two bedrooms, with the main bedroom boasting fitted wardrobes. Additionally, there is a convenient wet room.

Outside, a low-maintenance garden at the rear adds to the property's appeal.

Please note, the property has 42 years remaining on the lease, thus we are inviting cash buyers only. Ground Rent is £15 P/A.

With its convenient location and investment potential, this maisonette presents an attractive opportunity. Viewings are highly recommended.

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