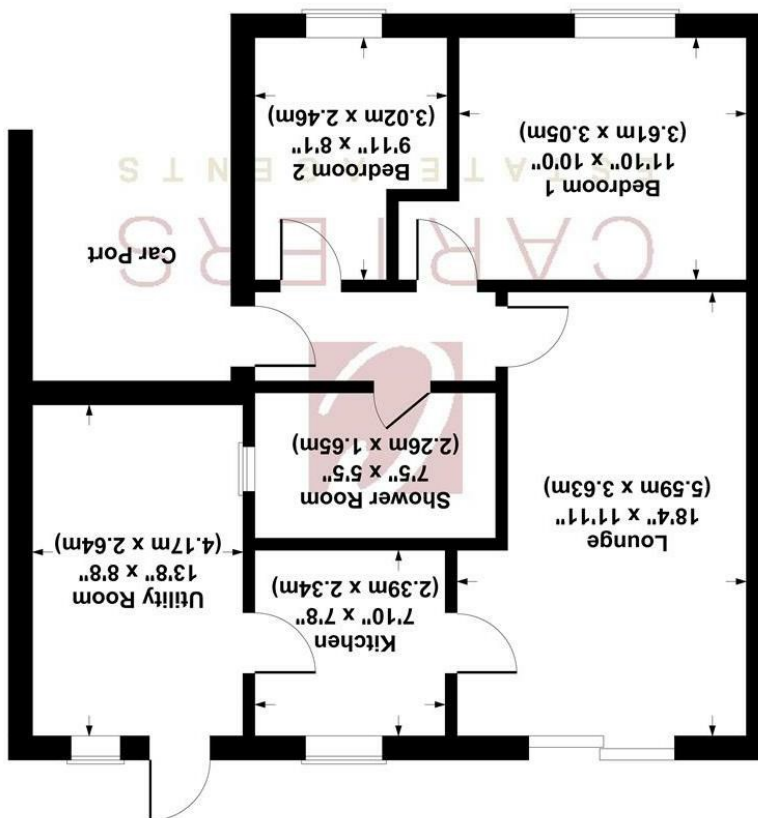


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

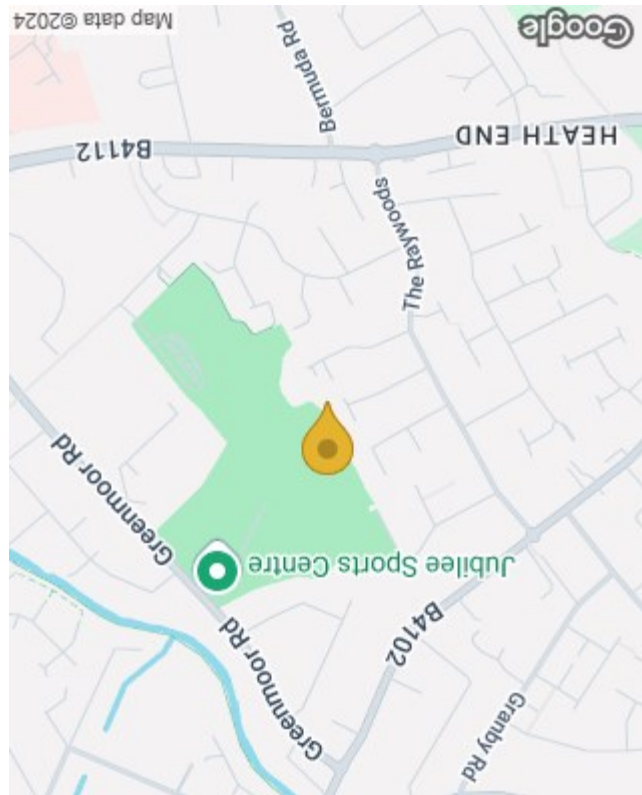


Arran Close
 Total Approx. 65.86 sq. metres (709 sq. feet)
 Total Approx. 65.86 sq. metres (709 sq. feet)

BOUNCIL TAX

England & Wales	
EU Directive 2002/91/EC	Current (Finalist)
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Graph



Area Map

Floor Plan



25 Arran Close
 Nuneaton, CV10 7JX
 £240,000

2 1 1 D COUNCIL TAX BAND B

25 Arran Close

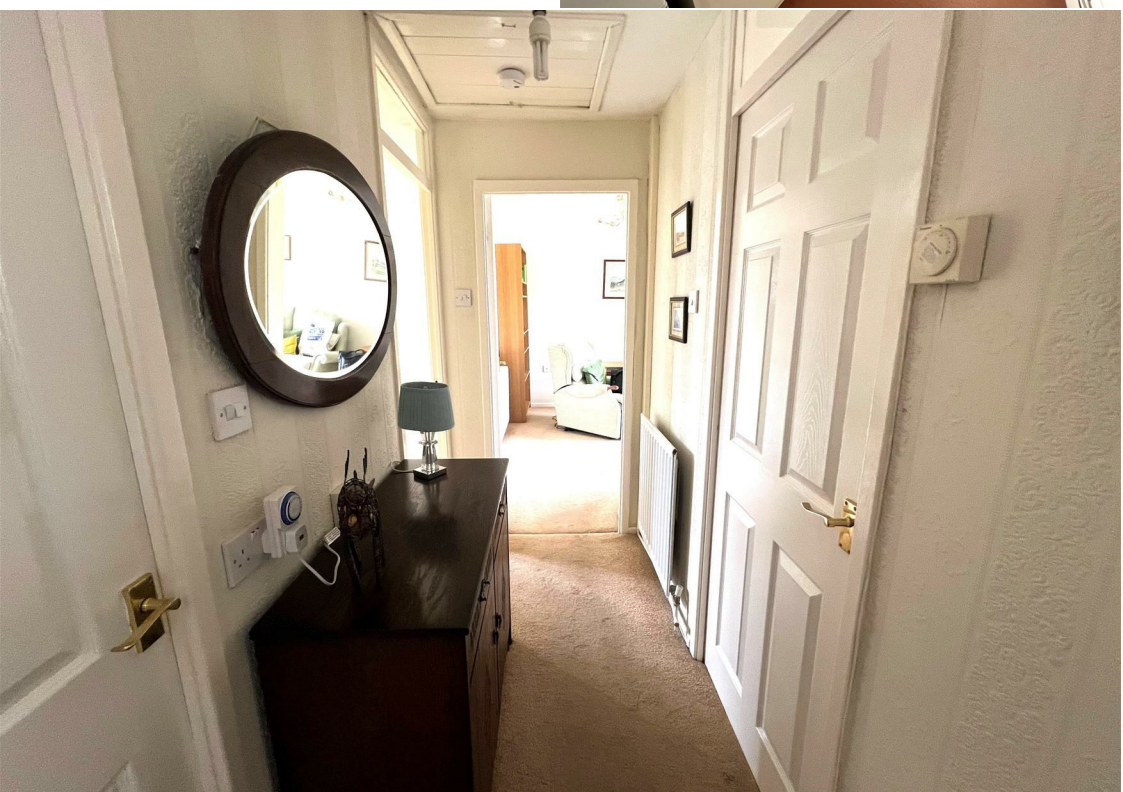
Nuneaton, CV10 7JX

****OPEN VIEWS TO REAR**LINKED DETACHED BUNGALOW**NO UPWARD CHAIN****

Nestled within a serene cul-de-sac, Carters proudly presents this meticulously maintained two-bedroom linked detached bungalow, offering a peaceful retreat while being conveniently close to local amenities and transportation networks, providing swift access to Nuneaton, Bedworth, Coventry, and the M6 linking to the Midlands.

This charming property boasts a multitude of features, including the convenience of no upward chain, a refitted shower room showcasing a contemporary walk-in shower, a sleek modern kitchen, and panoramic open views to the rear. Further enhancements include double glazing, central heating, ample off-road parking, and a convenient carport.

Step inside to discover the thoughtfully designed interior, comprising a welcoming entrance hall, two generously sized bedrooms, a stylishly refitted shower room, a light-filled lounge adorned with expansive patio doors offering captivating vistas of the meticulously landscaped garden and beyond, a well-appointed kitchen boasting modern fitted units, and a practical



utility room.

Outside, the property impresses with a neatly laid Tarmac driveway leading to the carport, complemented by a block-paved path and lawn to the front. Meanwhile, the rear garden beckons with its enchanting landscaped design, featuring a paved patio perfect for al fresco dining, leading to a lush lawn bordered by mature shrubs and plants, creating an idyllic outdoor sanctuary.

With its impeccable presentation, no upward chain, and convenient location, this property is certain to attract significant interest. Early viewing is highly recommended to fully appreciate the tranquil lifestyle on offer.

Draft.
The sellers have confirmed the property is freehold but this needs to be verified by your legal representative.

