



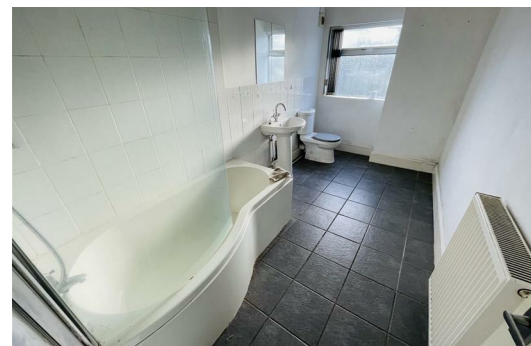
Midland Road, Nuneaton CV11 5DY Offers Over £130,000

Located on Midland Road in Abbey Green, this two-bedroom house presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining, making it ideal for families or individuals who enjoy hosting guests. The house features a well-proportioned bathroom, providing essential amenities while allowing for personal touches to be added during the modernisation process. The property is in need of updating, which presents a blank canvas for prospective buyers to infuse their own style and preferences.

Whether you envision a contemporary living space or a more traditional aesthetic, the potential here is vast.

Situated in a convenient location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. The surrounding area boasts a friendly community atmosphere, perfect for those seeking a welcoming neighbourhood.

This property is not just a house; it is an opportunity to invest in a space that can be transformed into a true reflection of your personal taste. With a little imagination and effort, this home can be revitalised into a stunning residence that meets all your needs. If you are looking for a project that promises both potential and charm, this house on Midland Road is certainly worth considering.



Entrance

Via double glazed entrance door leading to:

Reception Room

12'0" x 12'9" (3.67m x 3.89m)

Double glazed window to front, radiator, textured ceiling, door to:

Reception Room

16'3" max x 12'4" (4.97m max x 3.76m)

Double glazed window to rear, living flame effect gas fire set in Adam style surround, radiator, wooden laminate flooring, door to Storage cupboard, door to:

Kitchen

13'10" x 6'9" (4.21m x 2.07m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, electric oven, four ring gas hob, double glazed window to side, double radiator, ceramic tiled flooring, door to:

Sun Room

With polycarbonate roof and power and light connected, double glazed window to rear, double glazed window to side, ceramic tiled flooring, double glazed door to garden

Inner Hallway

Stairs to first floor landing.

Landing

Radiator, doors to:

Bedroom

12'1" x 14'6" (3.68m x 4.42m)

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling, door to Storage cupboard.

Bedroom

13'0" x 11'1" (3.96m x 3.38m)

Double glazed window to rear, radiator, wooden laminate flooring.

Bathroom

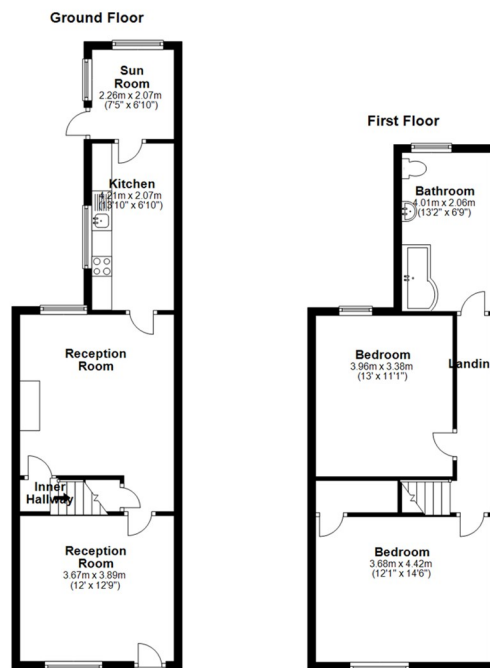
Fitted with three piece suite comprising panelled bath with shower over and with glass screen, pedestal wash hand basin with swan neck mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to rear, double radiator, ceramic tiled flooring, textured ceiling.

Outside

To the rear of the property is an enclosed garden. To the front is a fore-garden with brick wall.

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band A and payable Nuneaton & Bedworth Borough Council



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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