

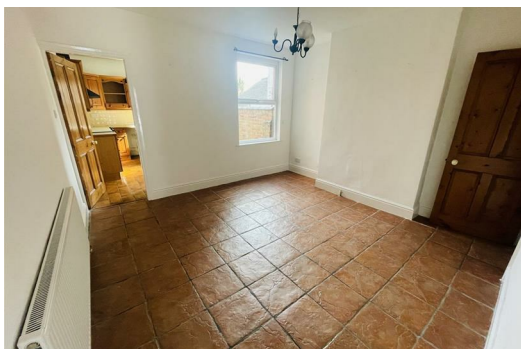


**11 Tennant Street, Nuneaton  
CV11 4NT  
Asking Price £180,000**

Nestled in the charming area of Tennant Street, Attleborough, this delightful house presents an excellent opportunity for both first-time buyers and savvy investors. With no chain involved, the property is ready for immediate occupancy, allowing for a smooth transition into your new home.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, providing ample space for relaxation and socialising. The three well-proportioned bedrooms offer comfortable living quarters, ideal for families or those seeking extra space for a home office or guest room. The property features a first floor bathroom, designed for convenience and functionality.

This house is a fantastic prospect for anyone looking to make their mark in the property market. Whether you are embarking on your journey as a homeowner or seeking a promising investment opportunity.



### Entrance

Via double glazed door leading into:

### Reception Room

13'0" x 12'4" (3.95m x 3.76m)

Double glazed bay window to front, coal effect living flame effect gas fire set in brick built surround and tiled hearth, radiator, ceramic tiled flooring, textured ceiling, opening into:

### Inner Hallway

Ceramic tiled flooring, opening to Reception Room, door to under stairs storage cupboard.

### Reception Room

12'0" x 12'3" (3.67m x 3.73m)

Double glazed window to rear, radiator, ceramic tiled flooring, textured ceiling, door to stairs, further door to:

### Kitchen

11'10" x 7'3" (3.61m x 2.20m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel mixer tap, extractor fan, plumbing for washing machine, space for fridge, freezer and range, two double glazed windows to side, radiator, ceramic tiled flooring, textured ceiling, wall mounted combination boiler serving heating system and domestic hot water, double glazed door to garden.

### Stairs

Rising to first floor

### Landing

Radiator, textured ceiling, access to loft, doors to:

### Bedroom

11'3" x 14'2" (3.44m x 4.32m)

Two double glazed windows to front, ornamental fireplace, radiator, wooden flooring, textured ceiling.

### Bedroom

8'9" x 11'0" (2.66m x 3.35m)

Double glazed window to rear, radiator, wooden flooring, textured ceiling.

### Bedroom

12'0" x 7'4" (3.65m x 2.23m)

Double glazed window to rear, radiator, wooden flooring, textured ceiling.

### Bathroom

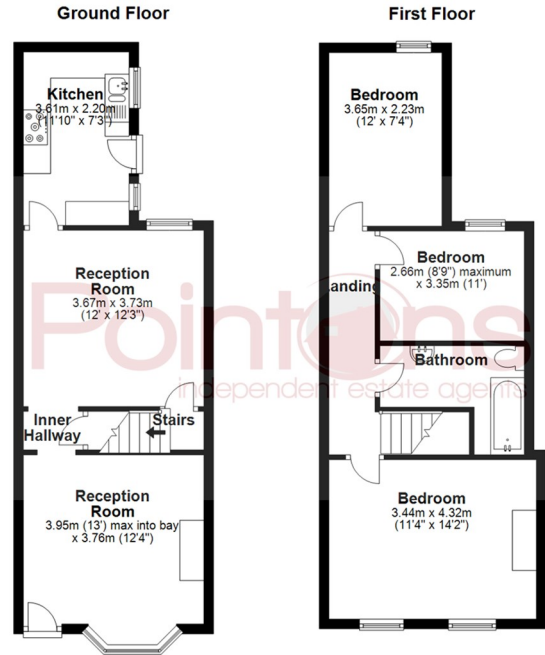
Fitted with three piece suite comprising panelled with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, radiator, wooden flooring.

### Outside

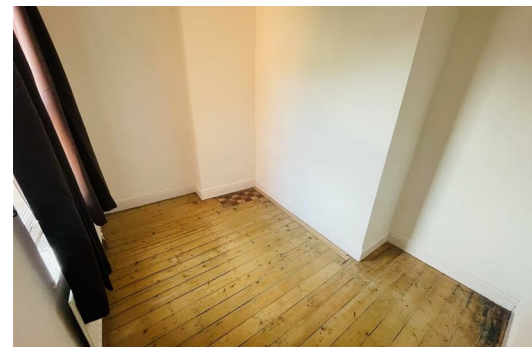
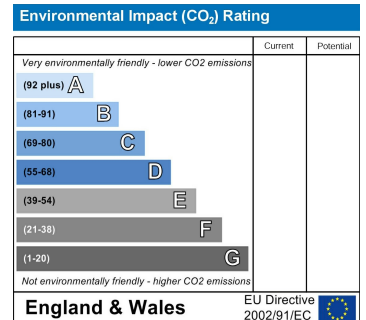
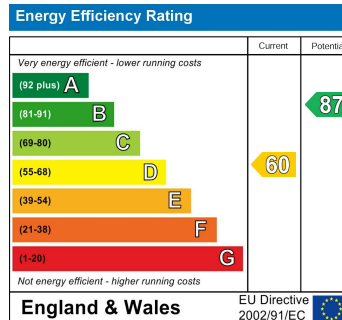
To the rear of the property is an enclosed garden and there is a fore-garden to the front

### General Information

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 payable to Nuneaton & Bedworth Borough Council and is band A



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



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers

**NUNEATON**

CV11 4AL

**024 7637 3300**

nuneaton@pointons-group.com

109 New Union Street

**COVENTRY**

CV1 2NT

**024 7663 3221**

coventry@pointons-group.com

74 Long Street

**ATHERSTONE**

CV9 1AU

**01827 711911**

atherstone@pointons-group.com

