



**79a Tudor Road, Nuneaton
Warwickshire CV10 9EF
Asking Price £70,000**

This upper maisonette presents a wonderful opportunity for those looking to create their ideal living space. With two bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

The maisonette features a welcoming reception room, providing a versatile area for relaxation and entertainment. The space is filled with potential, allowing you to infuse your personal style and preferences. The property does require some modernisation and updating, making it an ideal project for those with a vision to transform it into a contemporary haven.

Whether you are a first-time buyer or an investor looking for a promising opportunity, this upper maisonette is a fantastic choice. Embrace the chance to make this space your own and enjoy the benefits of living in a vibrant community. Don't miss out on the potential this property holds; arrange a viewing today and start envisioning your future in this delightful maisonette.

For investor buyers, there is a potential of buying both maisonettes, whereby the combined asking price would be £150,000



Entrance

Via double glazed entrance door into vestibule, with stairs rising to

Landing

Double glazed window to side, electric storage heater, opening to Fitted Kitchen, door to airing cupboard housing hot water cylinder, doors to:

Lounge

14'1" x 10'11" (4.30m x 3.34m)

Double glazed window to front, gas fire, electric storage heater.

Bedroom

10'9" x 6'5" (3.28m x 1.95m)

Double glazed window to front.

Bedroom

12'10" x 10'0" (3.91m x 3.05m)

Double glazed window to rear, electric radiator.

Fitted Kitchen

5'10" x 10'6" (1.78m x 3.19m)

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring hob with pull out extractor hood over, double glazed window to rear, electric storage heater, door to Storage cupboard.

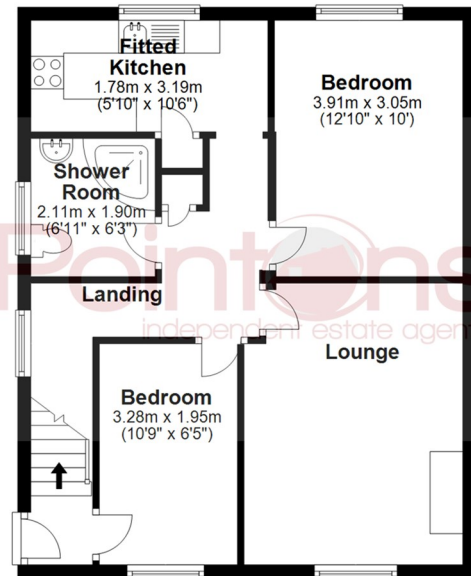
Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin with mixer tap and low-level WC, obscure double glazed window to side.

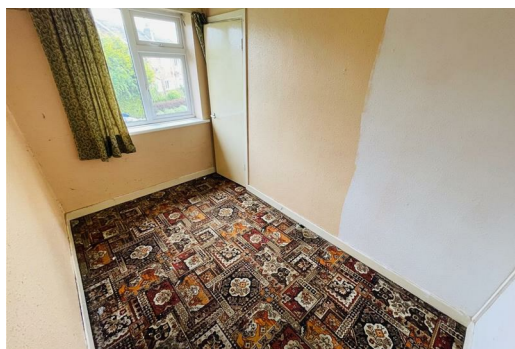
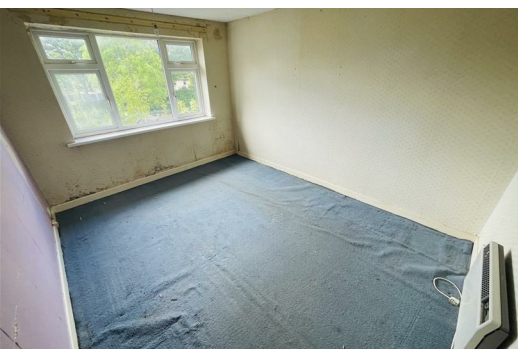
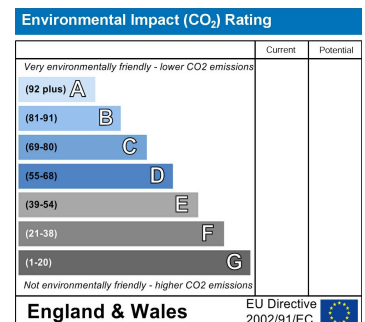
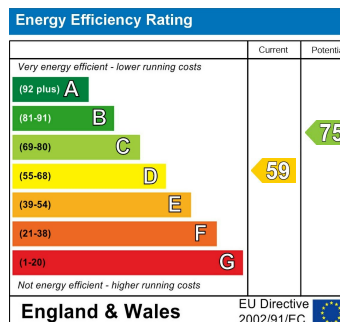
General Information

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 band A payable to Nuneaton & Bedworth Borough Council

Ground Floor



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



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