



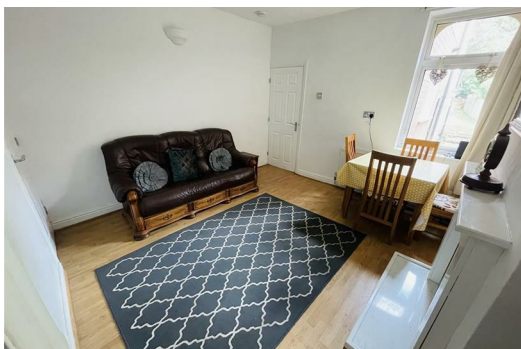
High Street, Nuneaton CV11 5DA Asking Price £200,000

Nestled in the heart of Nuneaton on the bustling High Street, this impressive terraced house presents a remarkable opportunity for both families and investors alike. Boasting four spacious bedrooms, all having ensuite shower rooms and an additional downstairs bathroom, this property is designed to accommodate modern living with ease and comfort.

The layout of the house offers ample room for a growing family or the potential to transfer into a House in Multiple Occupation (HMO), making it an attractive option for those looking to invest in the rental market.

The property is offered with no chain, allowing for a swift and straightforward purchase process. Its prime location on High Street ensures that residents will enjoy easy access to local amenities, shops, and transport links, making daily life convenient and enjoyable.

Whether you envision this home as a vibrant family residence or a lucrative investment opportunity, the potential is vast. With its desirable features and strategic location, this terraced house is a rare find in Nuneaton. Do not miss the chance to make this property your own.



Entrance

Via side entry leading into:

Entrance Hall

Minton flooring, stairs to first floor, doors to:

Reception Room

13'3" x 11'11" (4.03m x 3.64m)

Double glazed bay window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, double radiator, wooden laminate flooring, telephone point, wall light, coving to textured ceiling.

Reception Room

12'0" x 11'9" (3.65m x 3.59m)

Double glazed window to rear with Adam style surround and marble effect hearth, double radiator, wooden laminate flooring, wall light, textured ceiling, door to under-stairs storage area, and further door to:

Kitchen

13'3" x 7'3" (4.04m x 2.20m)

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 and dishwasher, space for fridge, gas point for cooker, double glazed window to side, radiator, wall mounted combination boiler serving heating system and domestic hot water, opening to:

Rear Lobby

Radiator, double glazed door to garden, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, obscure double glazed window to side, radiator.

Landing

Doors to:

Bedroom

11'5" x 13'7" (3.48m x 4.14m)

Two double glazed windows to front, double radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level and extractor fan.

Bedroom

8'10" x 10'6" (2.69m x 3.19m)

Double glazed window to rear, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with cupboard under, low-level WC and extractor fan tiled splashback.

Bedroom

13'3" x 7'5" (4.04m x 2.25m)

Double glazed window to rear, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with cupboard under, low-level WC and extractor fan tiled splashback.

Bedroom

15'9" x 13'4" (4.80m x 4.06m)

Twodouble glazed skylight, double radiator, access to loft, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin, low-level and extractor fan tiled splashback, skylight, radiator.

Outside

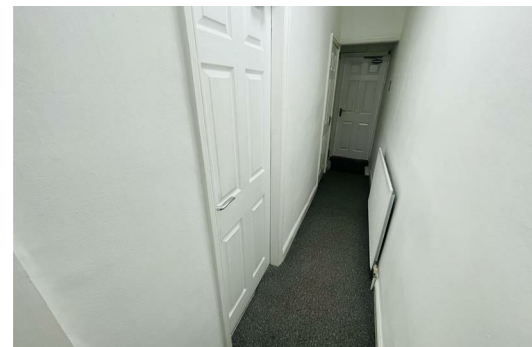
To the rear is an enclosed garden with patio area



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

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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