



Drayton Way, Nuneaton, CV10
Nuneaton

Guide Price
£180,000

Bedrooms: | Bathrooms: | Receptions:
3 | 1 | 3

Council Tax Band: A

Tenure: Freehold

Property Type: End of Terrace House

- GUIDE PRICE £180,000 - £190,000
- Spacious three-bedroom end of terrace home
- Separate lounge and additional living room offering flexible living space
- Modern kitchen with ample worktop and storage space
- Large conservatory/utility area providing extra usable space
- Stylish ground floor shower room and first floor family bathroom
- Low maintenance rear garden with patio seating area
- Generous overall size of approx. 1,081 sq ft
- Popular residential location in Nuneaton close to local amenities
- EG1332



EG1332

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Situated in a popular residential area of Nuneaton, this well presented three bedroom end of terrace home offers spacious and versatile accommodation, making it ideal for first time buyers, families or investors.

The ground floor features a bright and welcoming living room to the front, along with a generous kitchen and dining area to the rear which provides plenty of space for both everyday living and entertaining. In addition, there is a separate reception room offering flexibility as a second lounge, home office or playroom. A downstairs WC and useful storage space complete the ground floor.

Upstairs, the property benefits from three well proportioned bedrooms including a comfortable main bedroom, alongside a modern family bathroom. The layout is practical and well suited to a growing household.

Externally, the property offers a low maintenance rear garden with a patio area, perfect for outdoor seating and entertaining. As an end of terrace, the home enjoys added privacy and a slightly more spacious feel than neighbouring properties.

Further benefits include double glazing, gas central heating and a well balanced layout throughout.

Conveniently located close to local schools, shops and transport links, this is a fantastic opportunity to secure a well rounded home in a sought after part of Nuneaton.

Early viewing is highly recommended.

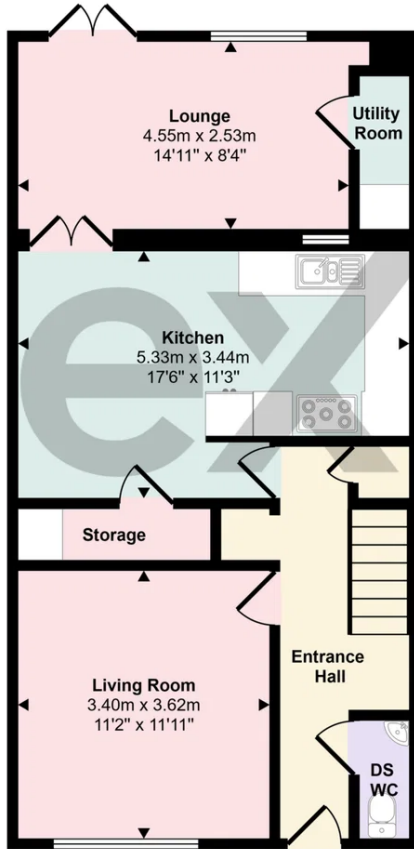
Photo Disclaimer:

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets, and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit

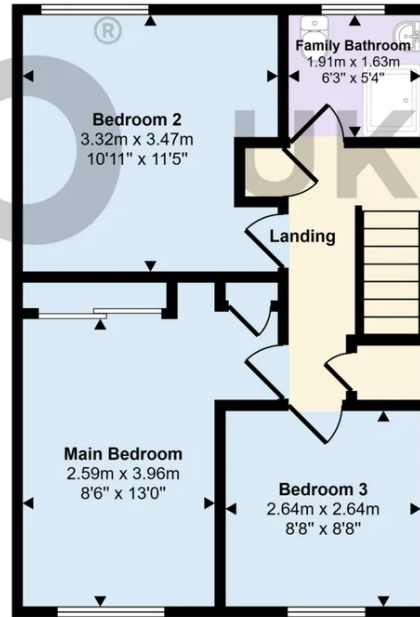
Early viewing is highly recommended to fully appreciate the space, character, and location on offer.



Approx Gross Internal Area
100 sq m / 1081 sq ft



Ground Floor
Approx 57 sq m / 616 sq ft



First Floor
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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