



4 Ivanhoe Avenue, Nuneaton, CV11 4RW Offers in excess of £170,000

Goodmove present this exciting refurbishment opportunity in Nuneaton on Ivanhoe Avenue.

The property is entered via a porch, leading into a hallway with staircase to the first floor and a convenient ground floor WC.

To the front of the house is a spacious lounge, offering a comfortable main reception space. Double doors connect through to the dining room, creating an excellent flow for entertaining while still allowing the rooms to be used independently.

To the rear, the generous kitchen/diner forms the heart of the home, providing ample space for cooking, dining and family living. From here, there is access to a bright garden room, which overlooks and opens onto the rear garden — ideal as a sitting area, playroom or home office.

Upstairs, the landing leads to three well-sized bedrooms with use of a family bathroom

Outside the property benefits from a detached garage, providing secure parking or additional storage.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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