



76 GRANBY ROAD

NUNEATON, CV10 8EL

£129,950
LEASEHOLD

Well presented and good size two bedroom ground floor maisonette in this popular and convenient location, close to local amenities and transport links. With gas central heating and double glazing the property briefly comprises; Entrance hall, good size lounge, re fitted kitchen, two bedrooms and re fitted bathroom. Externally there are shared gardens to front and rear garage in block and ample on road parking. Energy Band C, Council tax Band A,



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- Two bedroom ground floor maisonette
- D/glazing & Gas central heating
- Well presented
- Re fitted kitchen and bathroom
- Shared front and rear gardens
- Ample on road parking, garage inblock
- Available with no onward chain
- Long lease with NO charges



Entrance hall

From double glazed door, doors to;

Lounge

16'8" x 10'10"

Double glazed window to front aspect, tv point and radiator.

Kitchen

9'5" x 6'7"

Double glazed window to rear aspect, re fitted with a range of eye and base level units, integral hob & oven, space and plumbing for washing machine

Bedroom One

11'12" x 11'3"

Double glazed window to rear and radiator, airing cupboard and wall mounted boiler, replaced 2025

Bedroom Two

10'5" x 6'6"

Double glazed window to front and radiator.


Bathroom

Re fitted with white suite, low level WC, wash basin, panelled bath with shower over, easy clean splash proof walls.

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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	74	76
(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 	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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