PROMINENCE
ESTATES

★★★★★

RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ALEXANDRA STREET,

NUNEATON, CV11 5RL

£145,000

ALEXANDRA STREET

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This three bedroom mid terraced home offers two spacious living rooms, a ground floor bathroom and an excellent location within walking distance of Nuneaton town centre. With generous living accommodation, a practical layout and convenient access to local amenities, this property presents a fantastic opportunity for first time buyers, investors or anyone looking to live close to the heart of the town.

The ground floor features two well sized reception rooms, providing flexible space for both comfortable everyday living and dining. The kitchen is positioned towards the rear and leads through to the ground floor bathroom. Upstairs, the property offers three good sized bedrooms that are naturally bright and well proportioned.

To the front, street parking is available, and to the rear there is an outdoor space suitable for seating, storage or further improvement to suit your needs.

Located in CV11 5RL, the property benefits from an excellent range of nearby shops, supermarkets, cafés and essential services. Nuneaton town centre is just a short walk away, offering retail outlets, leisure facilities and a wide choice of dining options. Local schools are within easy reach, making this an ideal home for families. Transport links are strong, with Nuneaton Railway Station offering regular services to Coventry, Birmingham and London. Nearby bus routes and easy access to the A444, M6 and M69 provide excellent connectivity across the region.

This well positioned property combines convenience, space and potential, making it a great opportunity in a popular and accessible area.

Living Room

Living Room

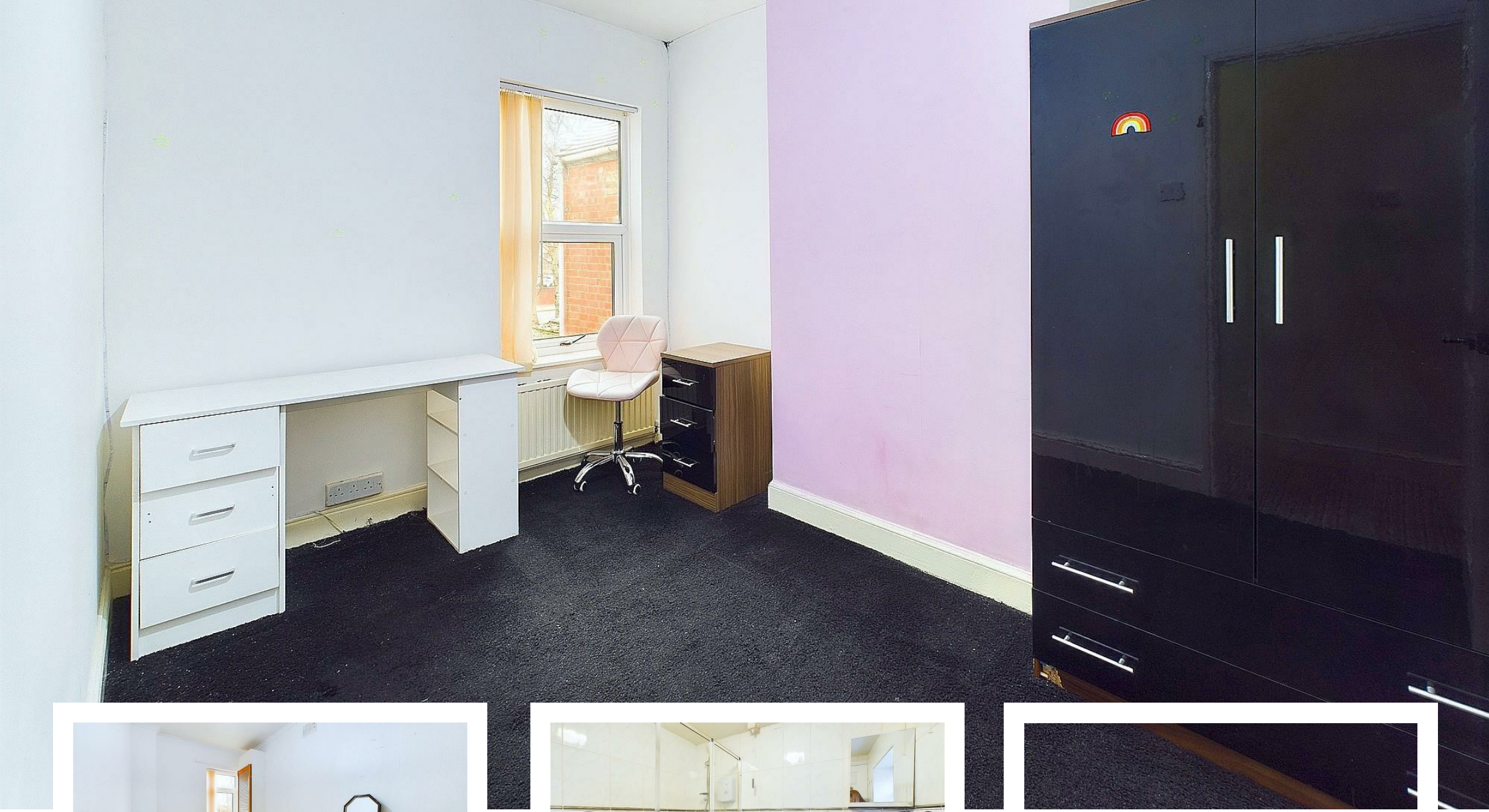
Kitchen

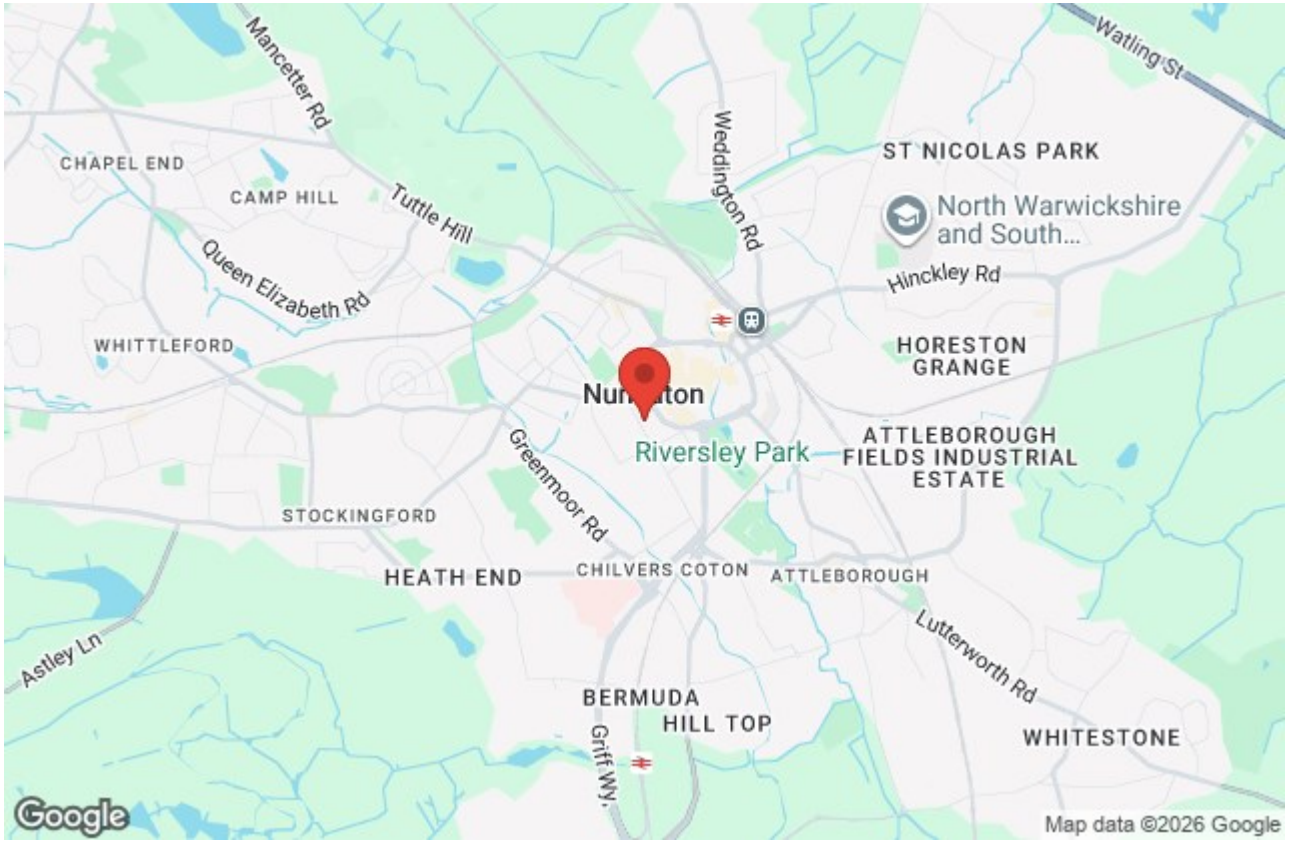
Bathroom

Bedroom One

Bedroom Two

Bedroom Three





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