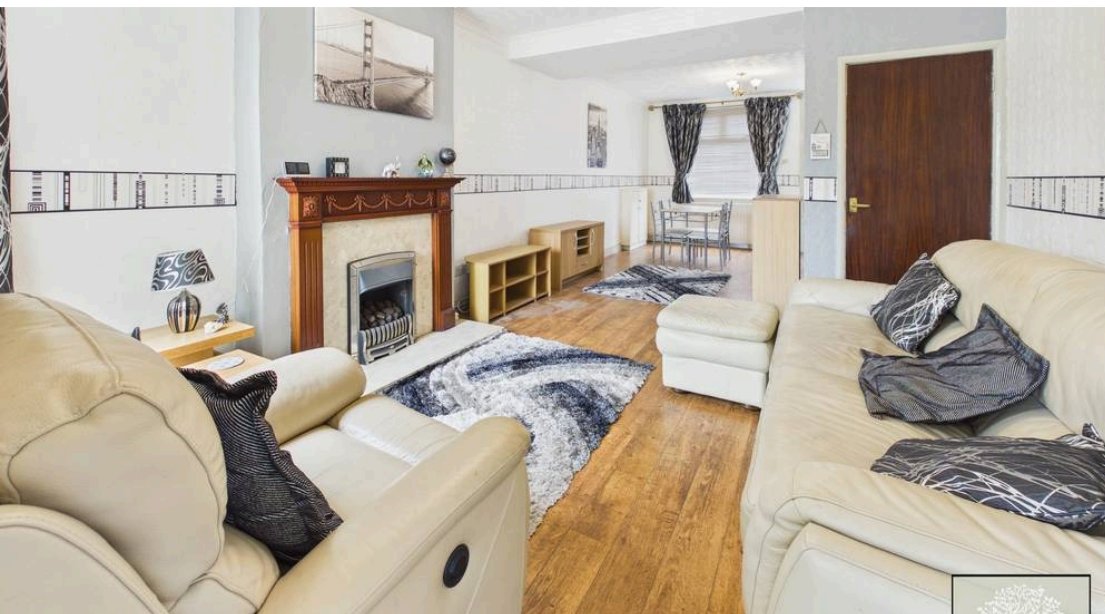




 **3**
Bedrooms

 **1**
Bathroom



TERRACED 3-BEDROOM PROPERTY IN CV11– THREE DOUBLE BEDROOMS & EXCELLENT POTENTIAL

Situated in Nuneaton, this three-bedroom terraced property offers spacious accommodation throughout and 3 well-proportioned double bedrooms. Requiring modernisation throughout, the property presents an excellent opportunity for first-time buyers, home movers or investors looking to add value and create a home to their own taste.

Key Features

- Three-bedroom terraced property in Nuneaton CV11
- Spacious open-plan lounge and dining area
- Galley-style kitchen leading to ground-floor family bathroom
- Scope for modernisation throughout
- EPC: E | Council Tax: A | Vacant with no chain

Description

The property opens into a spacious open-plan living area, providing plenty of room for both lounge furniture and a separate dining space. Wooden flooring runs throughout the ground-floor living area, creating a practical and versatile space with plenty of potential for a new owner to modernise and personalise.

To the rear of the property is a galley-style kitchen offering a good range of cupboard and storage space, along with room for appliances. A rear door provides direct access out to the garden - *AI generated image included in listing to show garden potential*

The ground-floor family bathroom is positioned directly from the kitchen and is fitted with a bath, overhead shower and wash basin, complemented by white tiled walls.

Upstairs, the property offers three well-proportioned bedrooms, all of which are capable of accommodating a double bed. The main bedroom benefits from built-in mirrored wardrobes while the second bedroom also features the same. The third bedroom is another good-sized room, making it suitable as a bedroom, guest room or home office.

The first floor is currently carpeted and would benefit from updating as part of the wider modernisation of the property.

Location Highlights

Situated in Nuneaton, the property is well positioned for access to a range of local shops, schools and everyday amenities while Nuneaton town centre is also within convenient reach. The area offers good transport connections for those commuting throughout Nuneaton, Coventry and the wider Warwickshire area.

Why Buy Here?

An excellent opportunity for first-time buyers or investors looking for a property with plenty of potential. With three double bedrooms, a versatile open-plan living space and a long rear garden, the property offers a strong layout and the opportunity to modernise throughout and create a home to suit your own style.



Approximate total area⁽¹⁾
466 ft²
43.3 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Nuneaton, CV11

