



## 6 Portia Close, Nuneaton, CV11 6NY

**Asking Price £245,000**

SE Properties are delighted to bring to market this two-bedroom mid-terrace mews house, offered with vacant possession and no onward chain.

Having been established in the local property market for over 25 years, SE Properties are pleased to present this home, which offers excellent potential for a purchaser looking to add their own style and value.

The accommodation briefly comprises a spacious living room, kitchen/diner, rear lean-to/utility area, two bedrooms and a first-floor shower room. The generous principal bedroom benefits from built-in storage, while the second bedroom overlooks the rear garden. Additional storage is available on the landing.

Outside, the property enjoys both front and rear gardens. Further benefits include gas central heating and double glazing throughout. While the property would benefit from a programme of modernisation and cosmetic improvement, it presents an excellent opportunity for first-time buyers, investors, or those seeking a project with scope to enhance and personalise.

Contact us for more information or/and to arrange a viewing.

### Entrance Lobby

3'3" by 4'8" (1 by 1.44)

Entrance to the property via double glazed door leading into single glazed internal lobby with full height storage cupboards.

### Lounge

15'1" by 13'8" (4.6 by 4.17)

Spacious reception room with double glazed bay window looking out onto the front garden and street. Entrance is via a single glazed lobby, stairs leading to the first floor and door leading into the kitchen/diner.

### Kitchen/Diner

15'1" by 10'7" (4.6 by 3.25)

Kitchen diner with a range of base and wall units, integrated oven and hob and sink/drainer, central heating radiator and door leading out to rear hallway/utility area, mostly double glazed.

### Rear Lobby/Utility Room

6'6" by 5'7" (2 by 1.72)



Utility area, plumbing for washing machine, worktop, double glazed windows and door to garden.

### Shower Room

9'10" by 5'2" (3 by 1.6)



Mostly tiled shower room with shower cubicle, sink unit with cupboard unit under and low level WC, heated towel rail and double glazed window.

### Bedroom 1

15'1" max by 13'1" (4.6 max by 4)



Master bedroom with two double glazed windows to the front, central heating radiators and large over stairs storage cupboard.

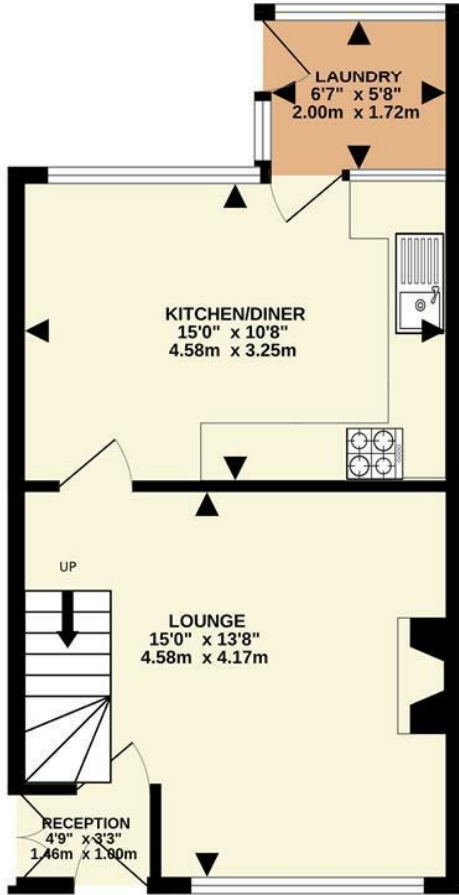
### Bedroom 2

9'10" by 9'10" (3 by 3)

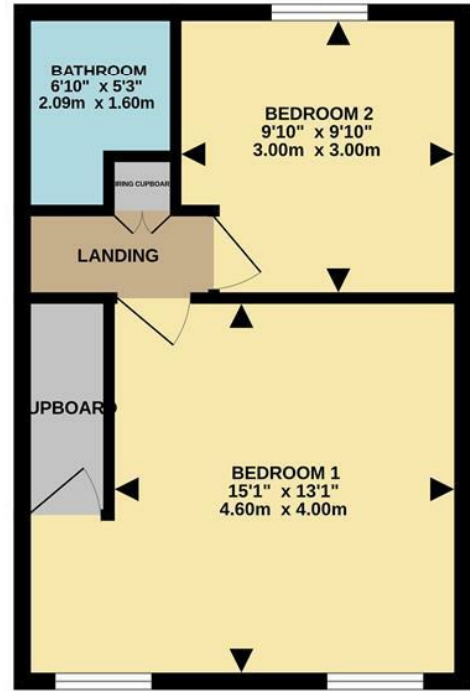
Rear double bedroom with double glazed window to the rear and central heating radiator.



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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