



**165 BRACEBRIDGE STREET**  
**NUNEATON, CV11 5PE**

**£90,000**  
**FREEHOLD**

Good size one bedroom maisonette in popular location close to town centre and local amenities with central heating and double glazing as well as TWO parking spaces, the property briefly comprises; entrance lobby, landing, good size lounge, fitted kitchen, spacious bedroom fitted shower room with walk in shower and outside is communal areas and TWO parking spaces, available with no onward chain. Viewing advised, ideal first or investment purchase.

**DAVIS & PARTNERS**  
**ESTATE AGENTS**

# 165 BRACEBRIDGE STREET

- One bedroom maisonette
- D/glazing & Gas C/heating
- Spacious lounge
- Two parking spaces
- Close to town
- Well presented
- Freehold
- No onward chain, Ideal Investment

## Entrance Hall

Ground Floor front door opens into hallway with stairs to first floor and radiator

## Lounge

4.40m x 3.10m (14' 5" x 10' 2") With double glazed window to front aspect, television and telephone points and radiator.

## Kitchen

3.20m x 1.70m (10' 6" x 5' 7") With double glazed window to rear aspect, base & eye level units with contrasting roll top surfaces, single drainer stainless steel sink unit, fitted electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge, tiled splash backs and radiator.

## Bedroom

3.60m x 3.20m (11' 10" x 10' 6") With double glazed window to rear aspect, airing and storage cupboards and radiator.

## Shower/Wet Room

2.10m x 2.00m (6' 11" x 6' 7") With double glazed obscure window to front aspect, low level w.c, pedestal wash hand basin, electric shower and radiator.

## Parking

There is allocated parking for two vehicles.

## Agents Note

We are advised by the current owner that the property is FREEHOLD there is service charge of £175.00 every six months.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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