



**96 Arbury Road, Nuneaton**

Nuneaton

Offers in Region of **£160,000**



# 96 Arbury Road

Nuneaton, Nuneaton

The breakfast kitchen space is designed to be functional and stylish, having a range of white coloured units with integrated gas hob, electric oven and canopy extractor hood. There is also a breakfast table area and open doorway leading to utility room and ground floor shower room which comprises shower cubicle and a low level W.C.

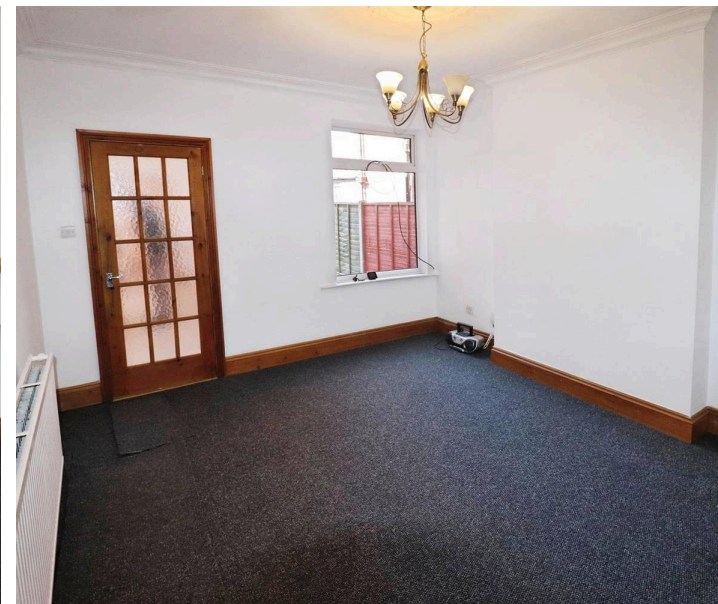
Upstairs, you will find three generously sized bedrooms. The main bedroom is a delightful retreat, complete with an en-suite shower room comprising shower cubicle, pedestal hand wash basin and a low level W.C. The property also includes a first floor bathroom, offering convenience for families and guests alike having a panelled bath, pedestal hand wash basin and low level W.C. The property also benefits from gas central heating and PVCu double glazing.

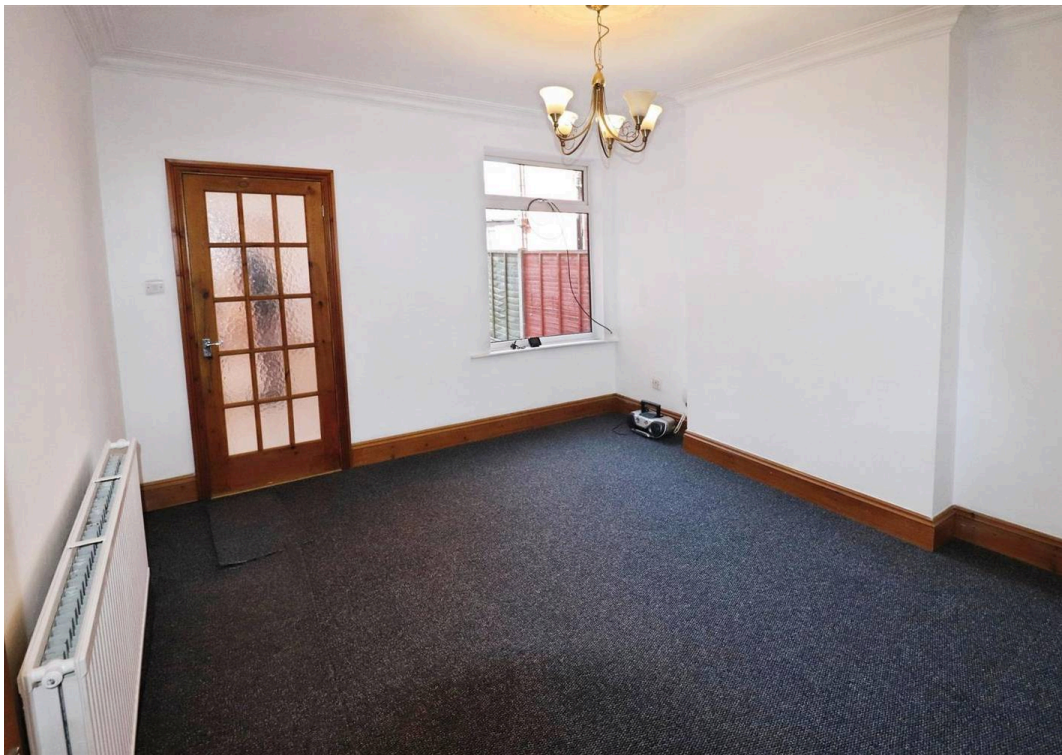
Outside the frontage is enclosed by a wall and laid to stone and the rear garden is easy to maintain being laid to stone with a paved patio area, timber shed and enclosed by a wall and fencing.

Situated in a prime location, this property benefits from easy access to public transport links, local amenities are also within easy reach, offering a variety of retail options. This property is an excellent opportunity for first time buyers eager to step onto the property ladder, investors seeking a valuable asset, or families looking for a place to call home. Don't miss out on the chance to view this fantastic home which is also being offered for sale with no upward chain.

Council Tax band: B

Tenure: Freehold







**Ground Floor**  
 Floor area 62.4 sq.m.  
 (672 sq.ft.)



**First Floor**  
 Floor area 52.7 sq.m.  
 (567 sq.ft.)

**Total floor area: 115.1 sq.m. (1,239 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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