



12 St. Nicolas Road, Nuneaton

Nuneaton

£215,000



**SHELDON
BOSLEY
KNIGHT**

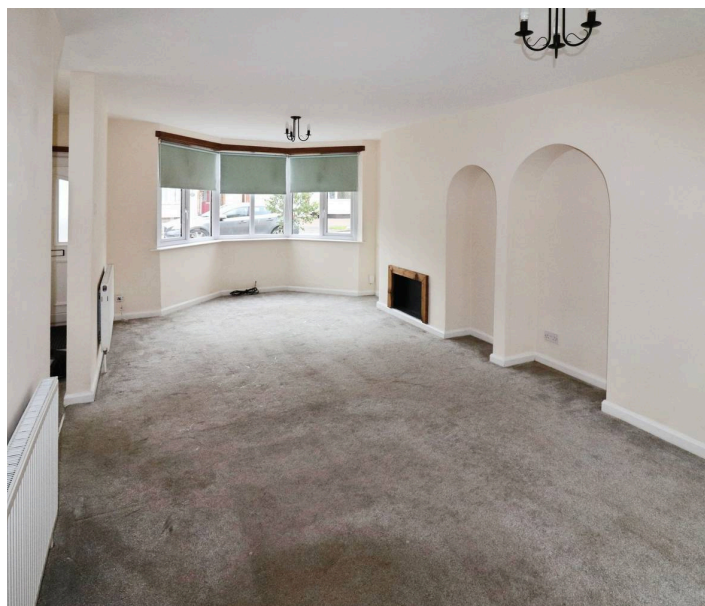
LAND AND
PROPERTY
PROFESSIONALS

12 St. Nicolas Road

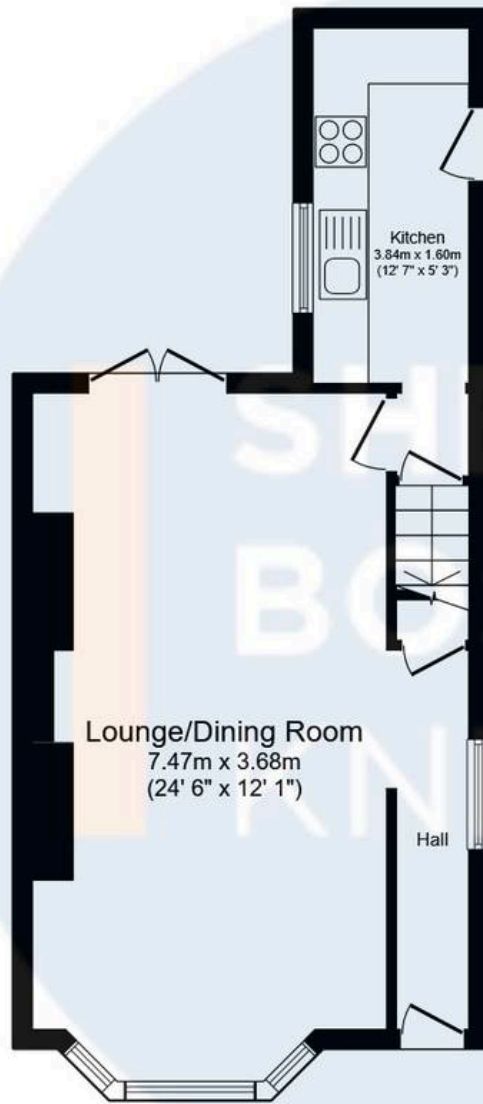
Nuneaton, Nuneaton

This superb three bedroom semi detached house presents an excellent opportunity for both families and investors, offering spacious and versatile accommodation in a highly sought-after residential location. The property welcomes you with a stylish block paved frontage and, upon entering, you enter the hallway with a storage cupboard and open into the generous lounge/dining room, perfect for relaxing or entertaining guests. The kitchen has a range of eye and base level units that provide ample storage and workspace, ideal for preparing family meals or hosting friends. Upstairs, there are three well-proportioned bedrooms, each offering comfortable and flexible living arrangements to suit a variety of needs, whether as bedrooms, guest rooms or home offices. The bathroom is fitted with a modern white coloured suite, offering a contemporary feel. The property benefits from gas central heating and UPVc double glazing throughout.

As there is no upward chain, this home is ready for immediate occupation, making it a straightforward purchase for those looking to move quickly. The property's layout and features make it an ideal choice for families seeking a comfortable long-term home, as well as investors looking for a promising addition to their letting portfolio. The enclosed rear garden provides a safe and private space for children to play or for outdoor entertaining, while the low-maintenance block paved frontage offers convenient off-road parking for residents and visitors. Situated close to local amenities, reputable schools and excellent transport links, this property combines practical living with a welcoming

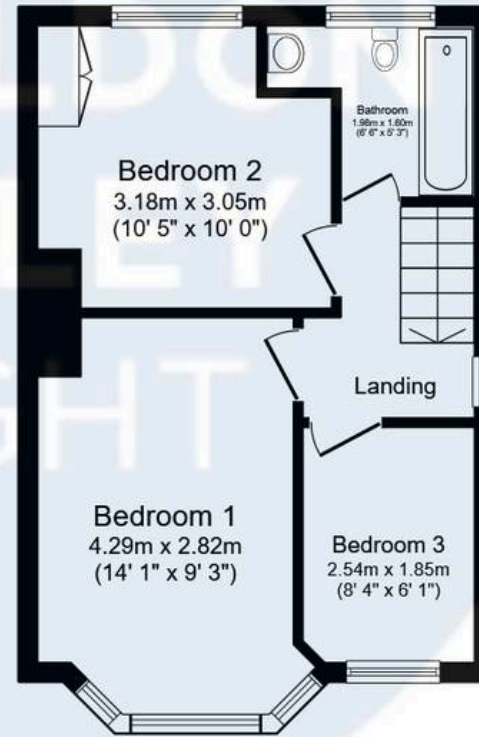






Ground Floor

Floor area 40.2 sq.m. (433 sq.ft.)



First Floor

Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 73.8 sq.m. (795 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





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