



## Mount Street Nuneaton

CV11 5PL

Guide Price  
**£80,000**

"A traditional home with generous living space, two double bedrooms and a surprisingly large rear garden – offering fantastic potential in a convenient Nuneaton location."

### WHY BUY THIS HOME?

Offering an excellent opportunity for first-time buyers, investors and those looking to add value, this traditional two-bedroom terraced home combines generous living accommodation with a substantial rear garden and useful outbuilding. With two reception rooms, two double bedrooms and a practical layout, the property provides plenty of space to create a comfortable home tailored to individual tastes and requirements. Conveniently located close to Nuneaton town centre, local amenities, schools and transport links, the property is ideally positioned for both owner occupiers and tenants alike. Whether you're looking for a home to move into and improve over time or a buy-to-let investment with future potential, this property represents excellent value and versatility.



- Traditional Two Bedroom Mid-Terrace Home
- Ideal First Time Purchase or Investment Opportunity
- Two Spacious Reception Rooms
- Separate Dining Room Perfect for Entertaining
- Fitted Kitchen with Ample Storage
- Ground Floor Cloakroom/WC
- First Floor Family Bathroom
- Two Generous Double Bedrooms
- Well-Proportioned Accommodation Throughout
- Approx. 775 sq ft Including Outbuilding
- Useful External Store/Outbuilding
- Large Rear Garden with Excellent Potential
- Scope to Improve and Add Value
- Convenient Access to Nuneaton Town Centre
- Close to Schools, Shops and Transport Links



29/03/2024, 17:06 Energy performance certificate (EPC) - Plot 10 on map within - 097126

Energy performance certificate (EPC)			
Current EPC rating	D	Valid until	30 May 2034
Current EPC score	45	Reference number	9860-0000-0000-0000-0000
Property type	Mid-terrace house		
Total floor area	68 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to G.

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the more your energy bills will be.

For properties in England and Wales: the average energy rating is D the average energy score is 40

Mount Street enjoys a convenient position within the heart of Nuneaton, a thriving Warwickshire market town that continues to attract both homeowners and investors alike. The property is ideally situated within easy reach of the town centre, offering an excellent range of shops, cafés, restaurants, supermarkets and leisure facilities. Nuneaton railway station is also nearby, providing direct links to Coventry, Birmingham, Leicester and London, making the area particularly appealing for commuters. Excellent road connections via the A5, M6, M42 and M69 place many major employment centres within comfortable travelling distance.

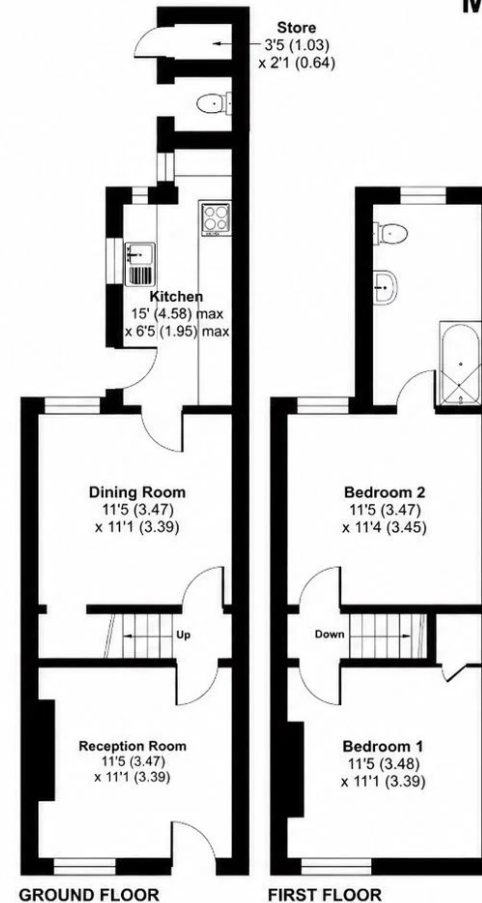


Residents benefit from a wide selection of everyday amenities including highly regarded schools, healthcare facilities, fitness centres, parks and recreational spaces. The popular Ropewalk Shopping Centre offers a variety of retail outlets, whilst nearby Riversley Park provides beautiful open green space, riverside walks and family-friendly activities throughout the year. Nuneaton is also home to a vibrant community atmosphere, regular local events and excellent sporting facilities. Combining affordability, accessibility and convenience, Mount Street offers an excellent opportunity to enjoy all the benefits of town living whilst remaining well connected to the wider Midlands region.

**Auctioneer Comments:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## Mount Street, Nuneaton, CV11

Approximate Area = 757 sq ft / 70.3 sq m  
 Outbuilding = 18 sq ft / 1.7 sq m  
 Total = 775 sq ft / 72 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for The Agency UK. REF: 1375625