



## 55 Priory Street | Nuneaton | CV10 8JP

\*\*\*THREE BEDROOM MID TERRACED OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; two reception rooms, kitchen, bathroom, and three bedrooms. Also benefiting from UPVC double glazing, recently installed gas central heating with gas safety certificate, electrical installation condition report (EICR) issued, recently been re roofed, damp proof course has been installed, and generous rear garden. Freehold. Nuneaton & Bedworth Borough Council. Council Tax Band A. EPC rating E.

## Asking Price Of £139,950

- Three Bedrooms Two Reception Rooms
- Kitchen & Bathroom
- Recently Re Roofed & Damp Proof Course
- Recently Fitted Boiler & EICR
- Offered With No Onward Chain



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE HALL

### RECEPTION ROOM ONE

11' 7" x 8' 3" (3.53m x 2.51m)

### RECEPTION ROOM TWO

12' 4" x 12' 3" (3.76m x 3.73m)

### KITCHEN

10' 8" x 7' 2" (3.25m x 2.18m)

### BATHROOM

### LANDING

### BEDROOM ONE

11' 7" x 14' 1" (3.53m x 4.29m)

### BEDROOM TWO

12' 4" x 10' 11" (3.76m x 3.33m)

### BEDROOM THREE

10' 5" x 7' 5" (3.18m x 2.26m)

### OUTSIDE

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Commissioned.

Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any

Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick Construction.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

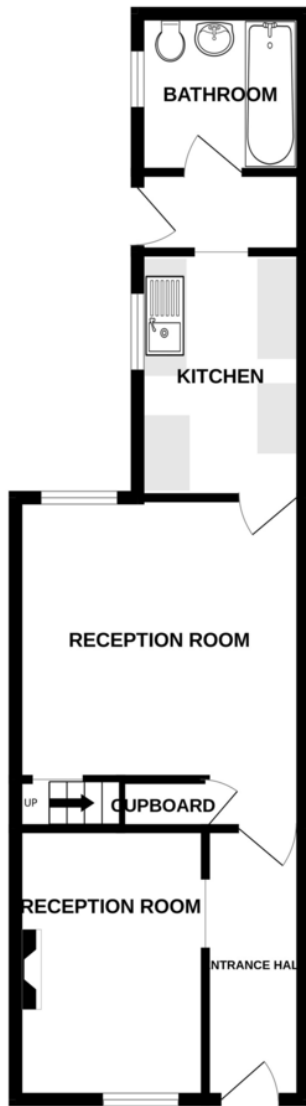
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



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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## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |