



## Prescelly Close

, Nuneaton, CV10 8QA

**£1,200**



Welcome to this charming house located on Prescelly Close in Nuneaton. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The heart of the home is the large kitchen diner, which offers ample space for family meals and gatherings. This area is designed for both functionality and comfort, ensuring that cooking and dining experiences are enjoyable. Additionally, the property features a convenient downstairs WC, enhancing practicality for everyday living.

Upstairs, you will find a separate toilet, adding to the convenience of the layout. The house also benefits from plenty of storage options, allowing you to keep your living spaces tidy and organised.

With a council tax band of A and an Energy Performance Certificate rating of E, this property offers a balance of affordability and efficiency. If you are looking to settle down in a friendly neighbourhood, this house on Prescelly Close presents a wonderful opportunity to create a home that suits your lifestyle. Don't miss the chance to view this lovely property and envision your future here.



## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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