



**Willington Street, Abbey Green  
Nuneaton CV11 5EU  
Asking Price £175,000**

Nestled in the charming area of Abbey Green, this delightful terraced house on Willington Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned bedrooms ensure a restful retreat, making it an ideal home for couples or small families.

The house features a thoughtfully designed bathroom, catering to all your daily needs. Its layout maximises the use of space, creating a warm and welcoming atmosphere throughout. The property is situated in a vibrant community, with local amenities and transport links just a stone's throw away, making it easy to enjoy all that Abbey Green has to offer.

This terraced house is not just a place to live; it is a home where memories can be made. Whether you are looking to invest or seeking a new place to call your own, this property presents a wonderful opportunity. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this charming home and envision your future in Abbey Green.





### Entrance

Via double glazed entrance door leading into:

### Reception Room

10'10" x 12'10" (3.31m x 3.90m)

Double glazed window to front, radiator, wooden flooring, door to:

### Reception Room

11'11" x 12'5" (3.64m x 3.78m)

Double glazed window to rear, radiator, wooden laminate flooring, doors to Storage cupboard and stairs leading to first floor and further door to:

### Fitted Kitchen

13'3" x 6'11" (4.04m x 2.12m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer with swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge and fridge/freezer, electric for cooker, two double glazed windows to side, wooden laminate flooring, textured ceiling, door to:

### Inner Hallway

Stairs to first floor landing.

### Landing

Radiator, ceiling spotlights, door to walk-in boiler cupboard housing combination boiler serving heating system and domestic hot water, door to second staircase leading to loft area and further doors to:

### Bathroom

11'0" x 14'2" (3.35m x 4.33m)

Double glazed window to front, radiator, textured ceiling, door to:

### Walk in Wardrobe

With hanging rails

### Bedroom

9'9" x 11'2" (2.97m x 3.40m)

Double glazed window to rear, radiator, textured ceiling, door to:

### Walk in Wardrobe

With hanging rail

### Family Bathroom

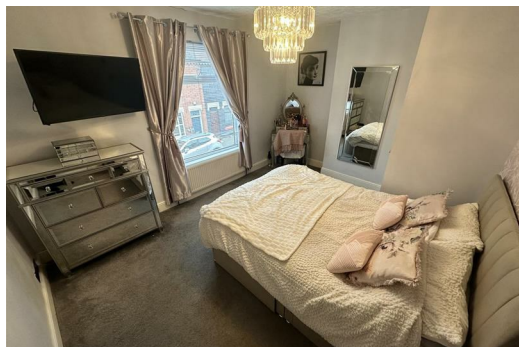
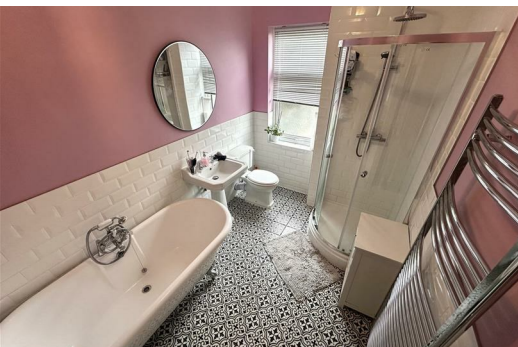
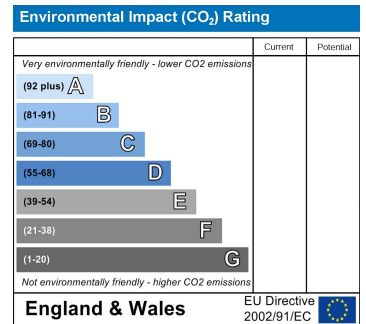
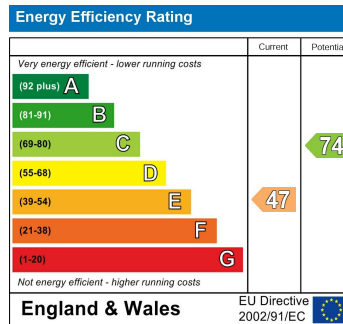
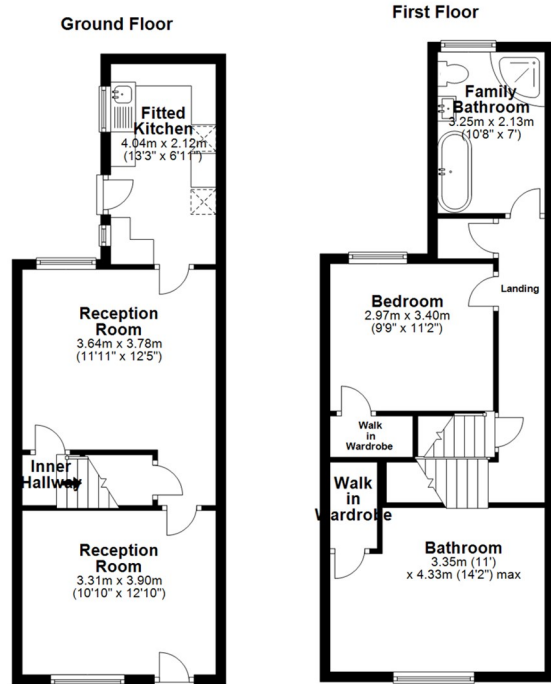
Fitted with four piece suite comprising panelled bath with matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure and low-level WC, heated towel rail, window to rear, ceramic tiled flooring, textured ceiling.

### Outside

To the rear is an enclosed garden of easy maintenance, being mainly paved, pedestrian access shared for this and the neighbours property.

### General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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