



**Corporation Street, Abbey Green  
Nuneaton CV11 5BG  
Asking Price £170,000**

Located in the heart of Abbey Green on Corporation Street, this charming terraced house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, catering to a variety of living arrangements.

The house features a conveniently located bathroom, ensuring practicality for daily routines. One of the standout attributes of this property is the absence of a chain, allowing for a smoother and more efficient purchasing process. Additionally, the rear access provides added convenience, making it easy to navigate outdoor spaces or manage deliveries.

This delightful home is situated in a vibrant community, with local amenities, schools, and parks within easy reach, making it an ideal choice for those looking to settle in a friendly neighbourhood. Whether you are looking to invest or find your forever home, this property on Corporation Street is a must-see.

Don't miss the chance to make it your own.



## Entrance

Via wooden door leading into:

## Reception Room

13'3" x 12'6" (4.05m x 3.82m)

Double glazed bay window to front, radiator, wooden laminate flooring, telephone point, door to:

## Inner Hallway

Stairs to first floor landing, door to:

## Reception Room

12'3" x 12'6" (3.73m x 3.82m)

Double glazed window to rear, feature fireplace with tiled hearth, radiator, wooden laminate flooring, glazed door, door to under-stairs storage cupboard.

## Fitted Kitchen

15'5" x 6'9" (4.70m x 2.05m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, built-in electric oven, four ring gas hob with extractor hood over, double glazed window to side and further sash window to side, radiator, wooden laminate flooring, Upvc door to garden

## Landing

Double radiator, access to loft space, doors to:

## Bedroom

13'4" x 12'6" (4.06m x 3.82m)

Double glazed bay window to front, double radiator, door to:

## Storage

Storage Cupboard

## Bedroom

12'3" x 9'7" (3.74m x 2.93m)

Double glazed window to rear, double radiator, door to:

## Storage

Storage Cupboard

## Bedroom

8'2" x 7'0" (2.49m x 2.14m)

Double glazed window to rear, double radiator.

## Bathroom

Fitted with three piece suite comprising panelled bath with matching telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed obscure window to side, heated towel rail.

## Outside

To the rear is garden area with double gated access from the rear. To the front is fore-garden with brick wall and wrought iron gate

## 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. Council tax payable to Nuneaton & Bedworth Borough Council and is Band A

Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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