



**Bottrill Street, Abbey Green  
Nuneaton CV11 5JA  
£140,000**

Nestled in the charming area of Abbey Green, this delightful house on Bottrill Street presents an excellent opportunity for those seeking a new home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, making it ideal for small families or couples.

The house features a bathroom that is functional and ready for your personal touch. While the property is in need of some redecoration, this allows you the freedom to create a living space that truly reflects your style and preferences. The absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new abode.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, ensuring that everything you need is within easy reach. Whether you are a first-time buyer or looking to invest, this property offers a wonderful canvas to transform into your dream home. Don't miss the chance to explore the potential that this house has to offer.



## Entrance

Via double glazed entrance door leading into:

## Reception Room

12'7" x 12'1" (3.83m x 3.69m)

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

## Reception Room

13'6" max x 12'2" (4.13m max x 3.73m)

Double radiator, stairs to first floor landing, door to Storage cupboard, opening to:

## Kitchen

9'10" x 9'4" (3.00m x 2.84m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, electric oven, four ring gas with extractor hood over, radiator, ceramic tiled flooring, wall mounted combination serving heating system and domestic hot water, double glazed double door to garden, door to:

## Bathroom

Two piece suite comprising panelled bath with shower attachment and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, ceramic tiled flooring, sunken ceiling spotlights.

## Landing

Doors to:

## Bedroom

12'7" x 12'2" (3.84m x 3.71m)

Double glazed window to front, ornamental fireplace, radiator.

## Bedroom

13'7" x 12'5" (4.13m x 3.79m)

Double glazed window to rear, ornamental fireplace, radiator, access to loft.

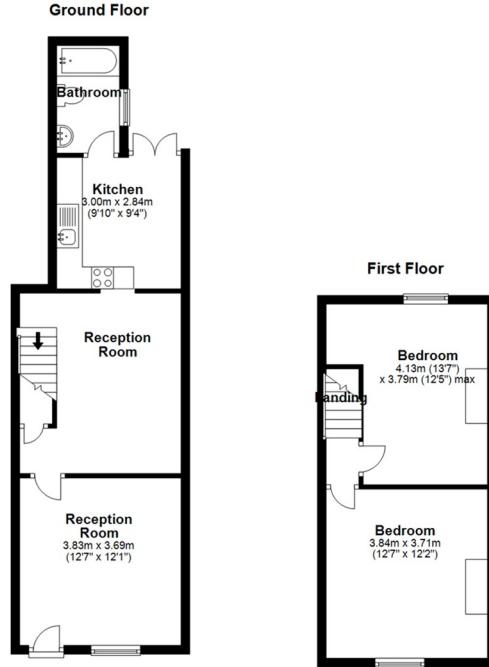
## Outside

To the rear is an enclosed garden mainly paved and brick store.

## General



**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 band A payable to Nuneaton & Bedworth Borough Council.



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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