



Chancery Lane, Nuneaton, CV10 0PD

# Property Description

\*\*\* SMALL CUL DE SAC, NEWLY DECORATED & SUN TRAP REAR GARDEN \*\*\* Here is a modern chalet style semi detached residence situated just off Coleshill Road in a small cul de sac offering extended and much improved family accommodation.

The property is presented in excellent order throughout with gas fired central heating, upvc double glazing, upvc fascias and soffits, electric garage door, courtyard style low maintenance rear garden, no onward chain and is well placed close to the local amenities of Chapel End and with great road links into and out of Nuneaton.

Briefly comprising: through hall, front lounge, extended dining / sun room with wooden block flooring and recently refitted kitchen (2023), landing, three well proportioned bedrooms, modern bathroom and boarded loft space. Garage and gardens. EPC RATING D.





## Key Features

- Extended chalet style semi detached home
- Lovely small cul de sac spot
- Newly decorated and improved
- Good order throughout & well presented
- Lounge, diner & extended sun room
- Modern, newly refitted kitchen
- Three bedrooms & bathroom
- Low maintenance courtyard rear garden / EPC RATING D

**£205,000**

EPC Rating - D

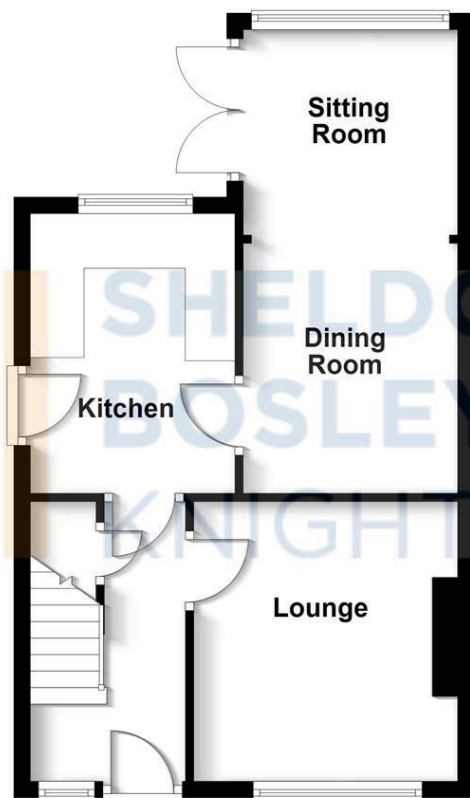
Tenure - Freehold

Council Tax Band - B

Local Authority -  
NBBC

### Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



### First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 75.8 sq. metres (816.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee