



The Nook, Nuneaton, CV11 4LG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

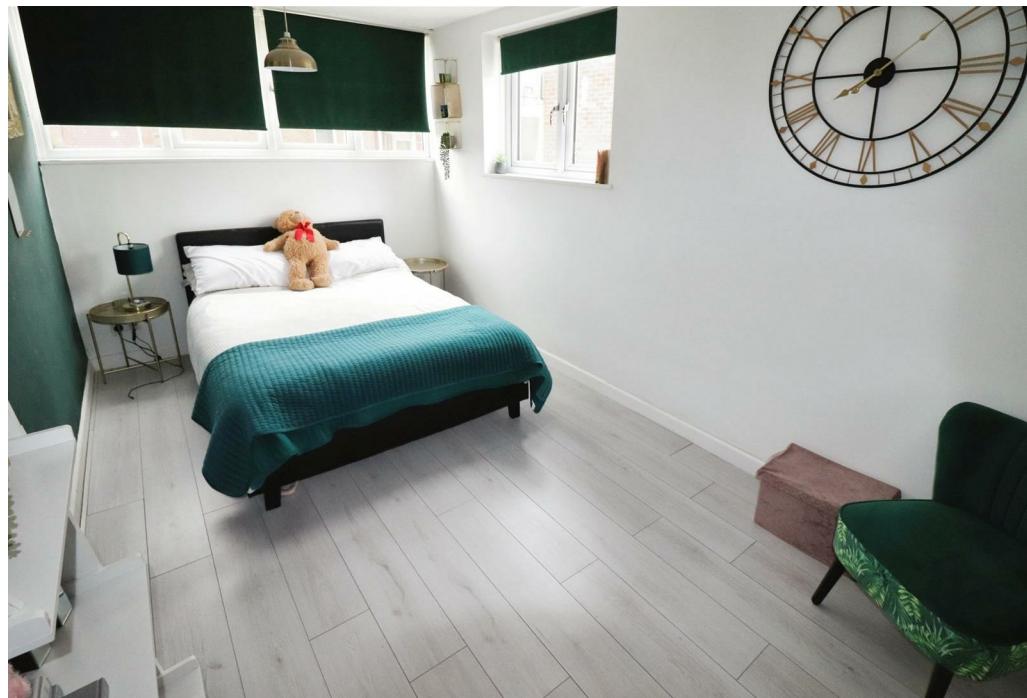
This end terrace house is located off Lutterworth Road in Nuneaton offering well presented and spacious accommodation which in brief comprises entrance hall with staircase to the first floor and opens into the breakfast kitchen which is fitted with a range of grey coloured wooden style units, worksurface with incorporated sink unit, integrated fridge/freezer and a breakfast bar. The spacious lounge/dining room has PVCu double glazed patio doors providing access to the rear patio garden.

The first floor landing provides access to the three bedrooms with a range of fitted wardrobes, wall cupboards and chest of drawer unit located in the master bedroom and a built in wardrobe located in the third bedroom. The shower room has a modern white coloured suite comprising a corner shower cubicle with Triton electric shower unit, hand wash basin with vanity unit and a low level W.C.

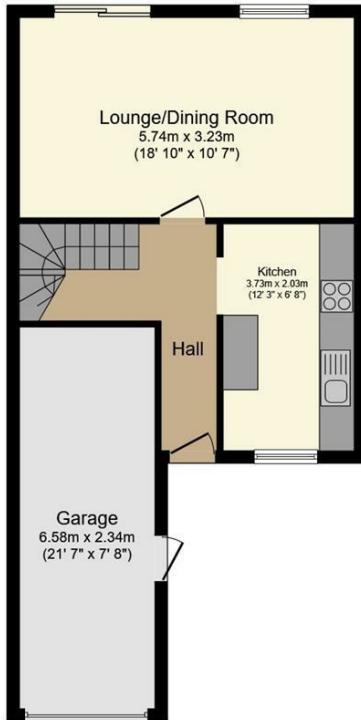
The property also benefits from PVCu double glazing, electric radiators and storage heater where specified. Outside the frontage has been block paved to provide off road parking for a vehicle and leads to the part integral garage. To the rear there is a paved patio garden with established shrub borders.

The property would make an ideal first time buy or investment purchase and internal viewing is highly recommended to fully appreciate the accommodation which is also being offered for sale with no upward chain.





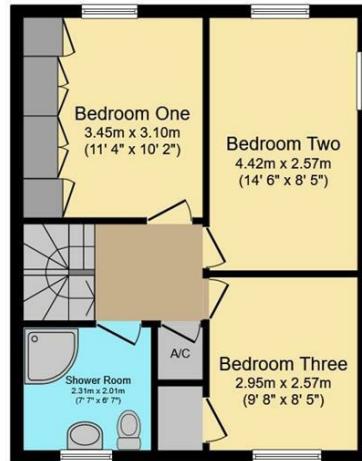
Key Features



Ground Floor
Floor area 53.4 sq.m. (575 sq.ft.)

Total floor area: 96.5 sq.m. (1,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



First Floor
Floor area 43.0 sq.m. (463 sq.ft.)

**Reduced To
£185,000**

EPC Rating - F

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Nuneaton & Bedworth

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