



Mitchell Road, Bedworth, CV12 9HP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Sheldon Bosley Knight are delighted to present this spacious first-floor two-bedroom maisonette, benefiting from a generous private garden and low maintenance costs. Ideal for first-time buyers and astute investors alike, the property offers an exciting opportunity for those seeking a project — requiring some modernisation but providing excellent potential and long-term value once improved. *NO UPWARD CHAIN*

The accommodation is accessed via a welcoming entrance hallway leading to the first-floor landing, which also provides access to a useful loft space. The generously sized lounge features a character fireplace, creating a pleasant focal point. From the landing, you'll find the kitchen, bathroom, and two well-proportioned bedrooms.

Externally, the property boasts a large rear garden, complete with a brick-built shed and side pedestrian access. The garden offers a private and secluded space, ideal for both relaxing and entertaining.

Properties of this type, offering space, potential, and outdoor accommodation, are rarely available and consistently attract strong interest. Whether you're looking to create a home of your own or secure a sound investment, this is an opportunity not to be missed.

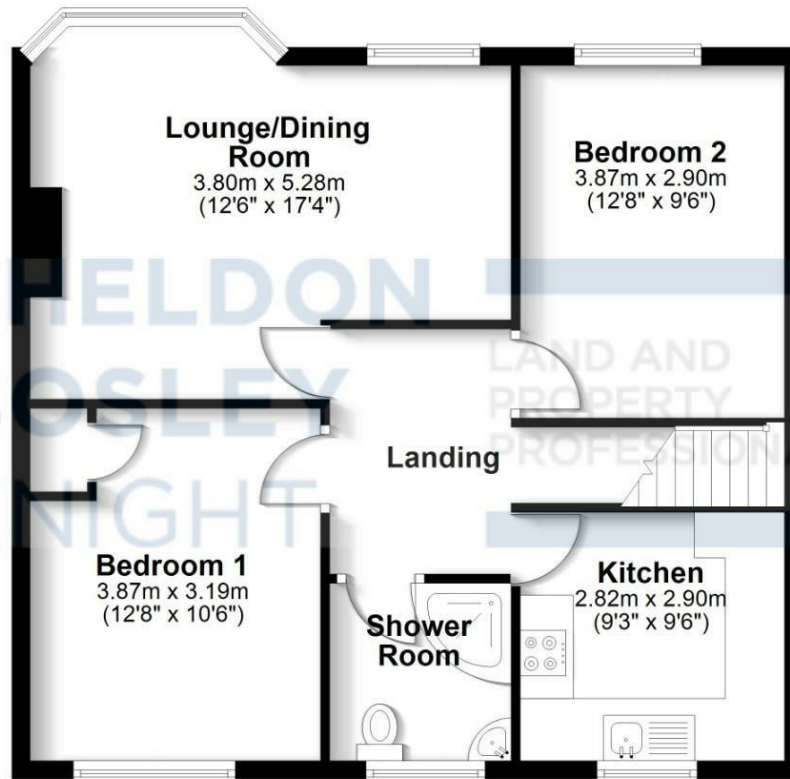
To arrange a viewing, please contact our Nuneaton team on 02476 374 949 or visit www.sheldonbosleyknight.co.uk.





First Floor

Approx. 64.3 sq. metres (692.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 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.

Key Features

- Two Bedroom first floor maisonette
- Own private Garden
- Two Double bedrooms and Large Lounge
- Excellent location for transport links
- A project offering potential
- Great Investment
- Large Loft Area
- Perfect first time buyers property
- No maintenance fee
- *NO UPWARD CHAIN*

**Offers In The Region Of
£125,000**

EPC Rating - D

Tenure - Leasehold

Council Tax Band - A

Local Authority -
Nuneaton and Bedworth

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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