



Westbury Road, Nuneaton, CV10 8HQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** WORTH A VIEWING *** In our humble opinion it is. Here is a traditional style middle terraced residence situated in this established location which has undergone improvements to now offer a well presented family home ideal for the first time, downsizer or investment buyer (subject to improved EPC rating).

The property which is ideally placed in the established Stockingford area of town is close to schools, shops, clubs, church, children's play ground / field and offers good sized accommodation with gas fired central heating, upvc double glazing, walked forecourt, on street parking, good sized rear garden and an early viewing is recommended.

Briefly comprising: two reception rooms, modern kitchen with grey high gloss units - built in oven and hob, landing, two double bedrooms and large bathroom. Yard, rear garden and WC. EPC RATING E.





Key Features

- Traditional style middle terraced
- Popular and established Stockingford location
- Close to all amenities - schools, shops, church etc
- Improved & well presented
- Excellent first time / investment purchase
- Two receptions and modern kitchen
- Two bedrooms & large bathroom
- EPC RATING E

£155,000

EPC Rating - E

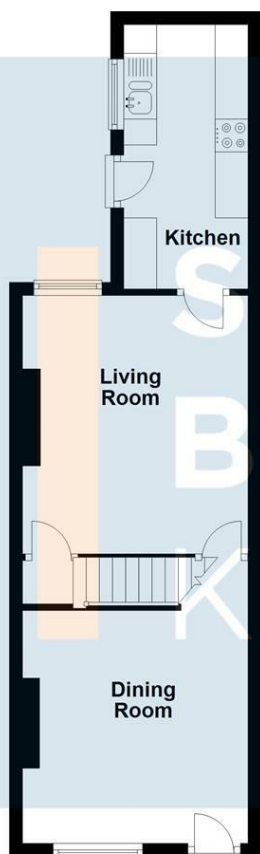
Tenure - Freehold

Council Tax Band - A

Local Authority -
NBBC

Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate 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