



Arbury Road, Nuneaton, CV10 7NJ



# Property Description

\*\*\* IT'S ONE TO CONSIDER THIS ONE  
\*\*\* Here is a traditional style middle terraced residence situated upon this popular main road within Stockingford with gas fired central heating, upvc double glazing, on street parking and offering good sized family accommodation.

The property requires some updating and improvement hence this price but offers good potential to get onto the property ladder, rental investment (rents nearby at £800pcm +) or downsizer with nearby amenities, road links, no onward chain and available for viewings straight away.

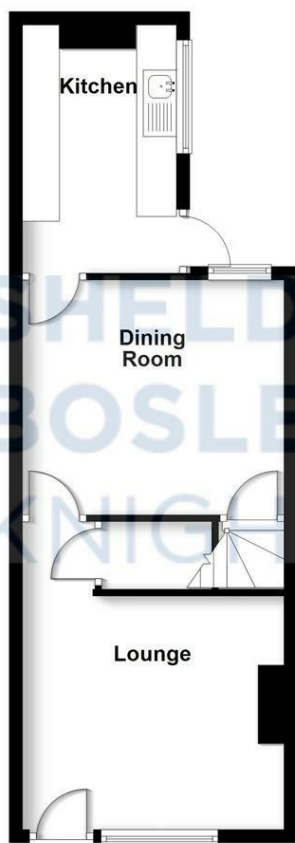
Briefly comprising: two reception rooms, kitchen, landing, two double bedrooms and large first floor bathroom with four piece suite. Walled forecourt and good sized rear garden with gardeners WC and brick out building. EPC RATING C.







**Ground Floor**  
Approx. 41.5 sq. metres (447.0 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 83.7 sq. metres (901.1 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

- Traditional style middle terraced residence
- Popular main road location
- Needs some updating / Improvement
- Excellent first time or rental investment
- Two reception rooms & kitchen
- Two bedrooms & large first floor bathroom
- Walled forecourt & rear garden
- EPC RATING C

**£160,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority -  
NBBC

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