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Ullswater Avenue, Nuneaton, CV11 6HS

**SHELDON  
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# Property Description

\*\*\* DETACHED BUNGALOW, GOOD PLOT AND SOUGHT AFTER LOCATION

\*\*\* Here is a modern detached bungalow situated upon the highly popular St Nicolas Park development just off Windermere Avenue / St Nicolas Park Drive.

The bungalow benefits from gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering, is offered for sale with no upward chain and whilst requiring some modernisation offers great potential as your next home on this popular area close to local amenities - bus stops, doctors surgery, shops and road links to the main roads.

Briefly comprising: entrance hall, kitchen with built in oven and hob, lounge, inner hall, two bedrooms, shower room and conservatory. Block paved forecourt, carport, garage and rear garden with greenhouse and timber shed. EPC RATING D.



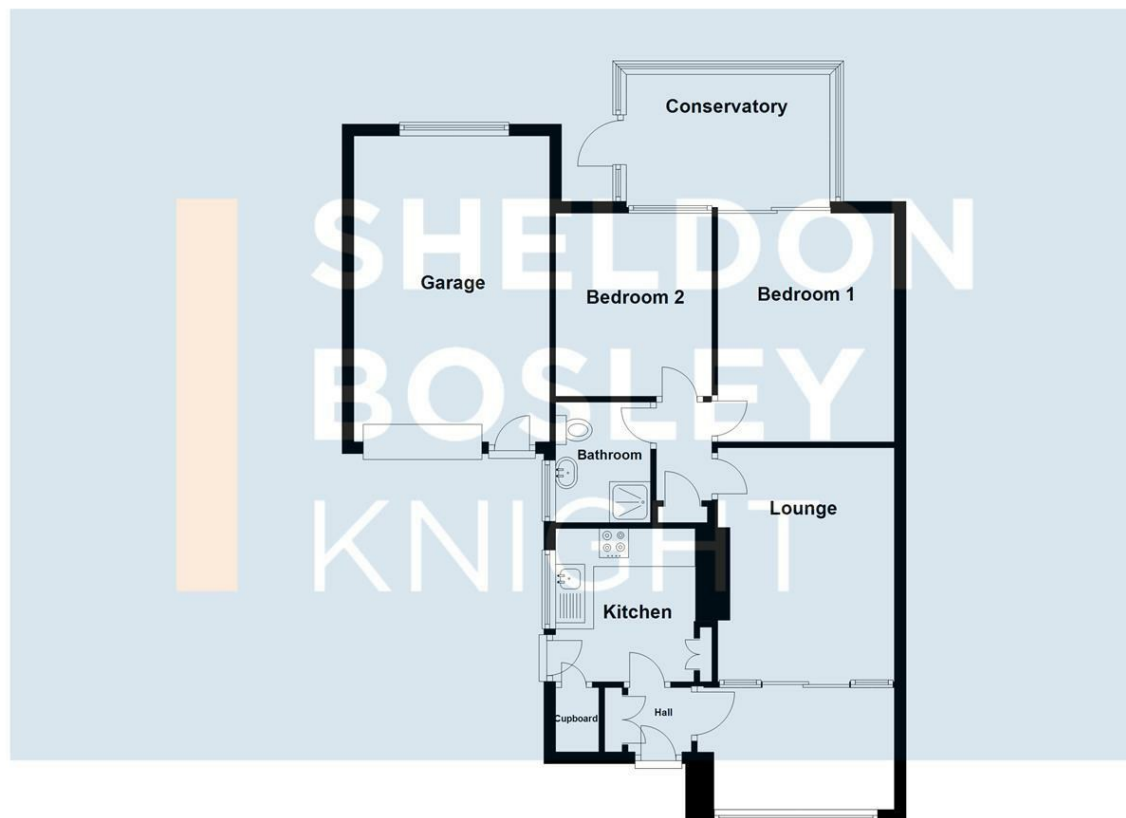






### Ground Floor

Approx. 87.2 sq. metres (938.4 sq. feet)



Total area: approx. 87.2 sq. metres (938.4 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.

## Key Features

- Modern detached bungalow
- Sought after St Nicolas Park location
- Good sized plot & no onward chain
- Needs some updating / improvement
- Lounge, kitchen and conservatory
- Two bedrooms & shower room
- Block paved front, carport, garage & rear garden
- EPC RATING D

**£265,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -  
NBBC

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