



**Bottrill Street, Nuneaton, CV11 5JA**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

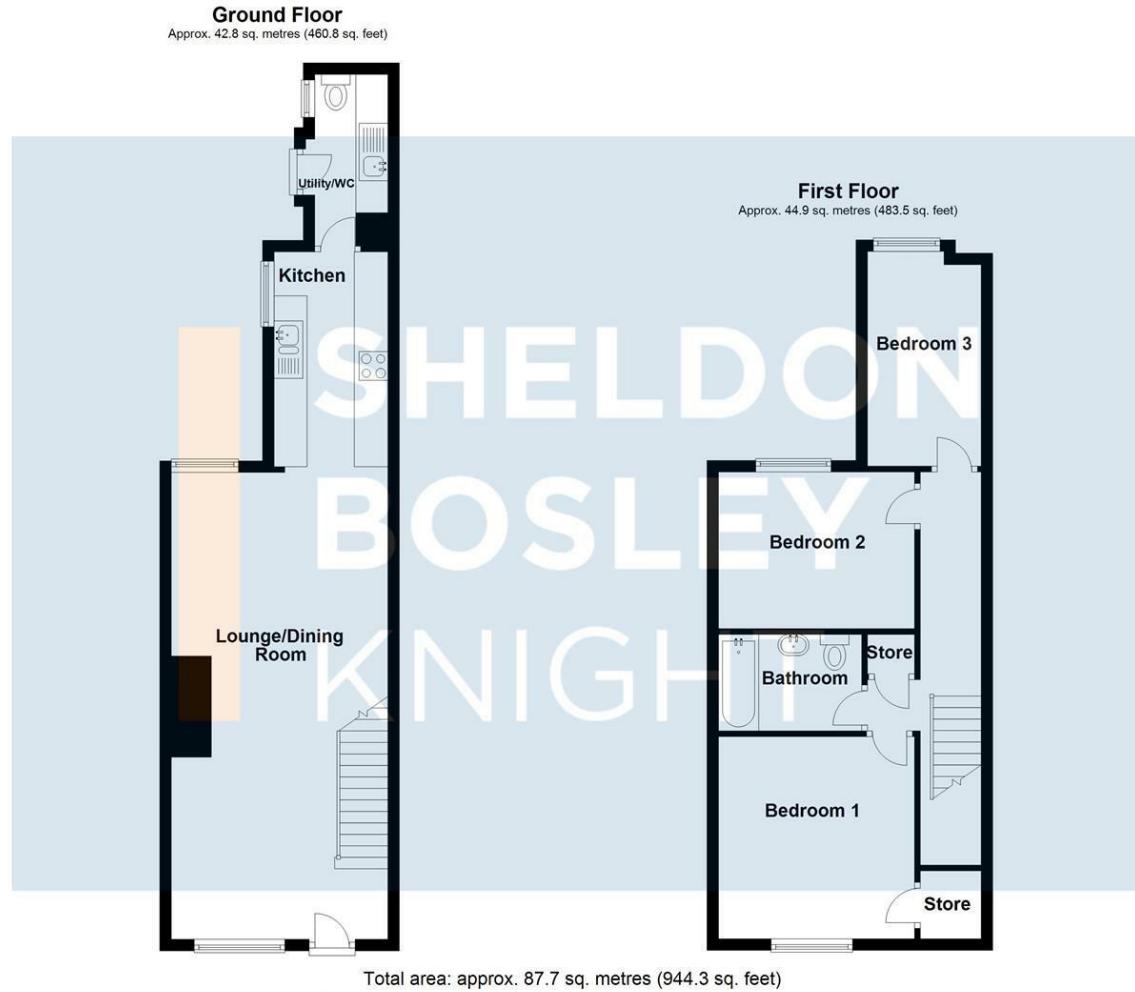
\*\*\* FIRST TIME BUY OR RENTAL INVESTMENT \*\*\* Here is a traditional style middle terraced residence situated in the Abbey Green area of Nuneaton which is currently let and would make an excellent investment (current rent £825pcm) or first time purchase should you want it for yourself.

The property offers comfortable and redesigned family accommodation presented in good order throughout with gas fired central heating, upvc double glazing, rear yard and garden and is well placed within the heart of Abbey Green just off Manor Court Road only a short distance from the town and with plenty of amenities on the doorstep.

Briefly comprising: open plan through lounge / diner, shaker style kitchen with built in oven / hob and rear lobby / utility / WC. Landing, three bedrooms and bathroom. Rear yard and lawn. EPC RATING D.







#### 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

## Key Features

- Mid terraced residence
- Popular and central location in Abbey Green
- Redesigned and well maintained
- Through lounge / diner
- Kitchen & utility / WC
- Three bedrooms & first floor bathroom
- Rear garden with patio & lawn
- EPC RATING D

**£160,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -  
NBBC