



Queen Elizabeth Road, Nuneaton, CV10 9BU

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* QUICK TO QUEEN ELIZABETH \*\*\*

Here is a modern semi detached residence which was built by Barratt Homes a few years ago to a good specification and would make an excellent first time or investment purchase.

The property is pleasantly situated, set back from the road and close to Whittleford park - walks, forests, lakes, other nearby amenities and is presented in good order throughout with gas fired central heating, upvc double glazing, twin parking spaces to the rear and is sold with no upward chain.

Briefly comprising: through hall, guests cloakroom, kitchen with built in tall fridge / freezer, oven and hob, good sized lounge / diner with patio doors, landing, two bedrooms, ensuite shower room and family bathroom. Parking spaces and gardens. EPC RATING B.





# Key Features

- Modern semi detached home
- Set back from the main road
- Twin parking spaces to the rear
- Excellent first time or investment opportunity
- Currently let at £890pcm - tenants to stay or leave
- Two bedrooms, ensuite and bathroom
- No upward chain / viewing recommended
- EPC RATING B

**£190,000**

EPC Rating - B

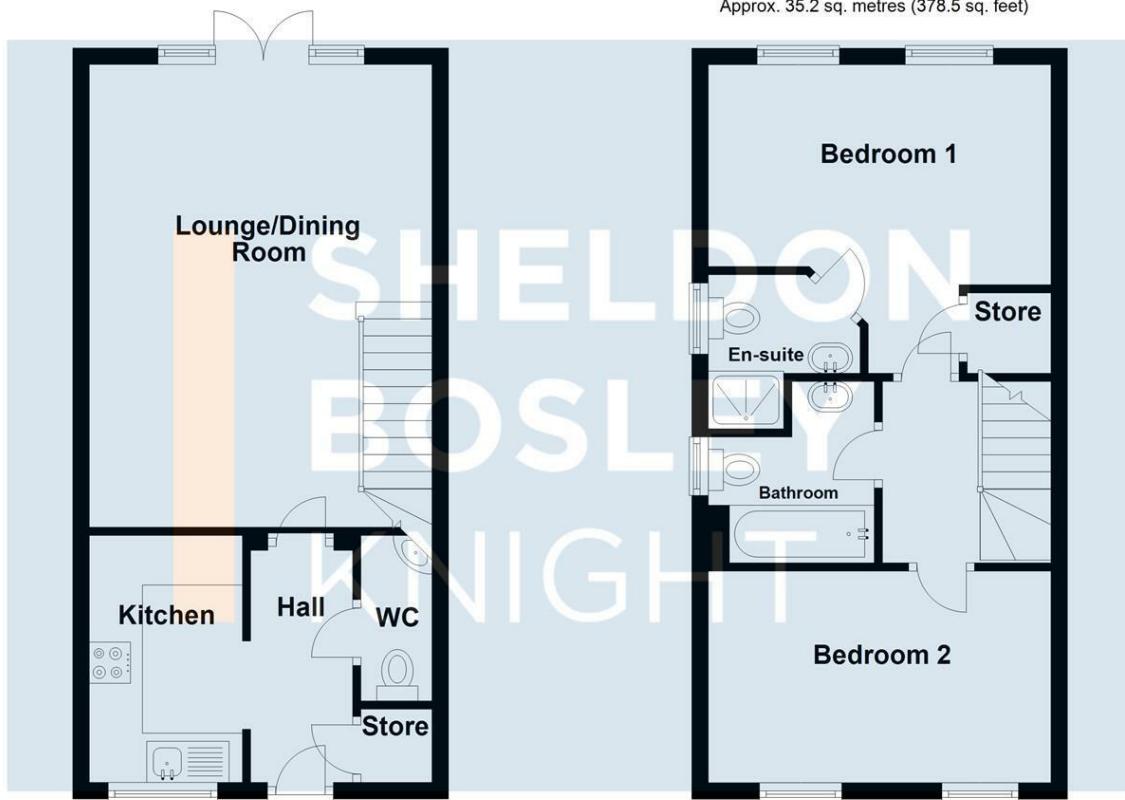
Tenure - Freehold

Council Tax Band - B

Local Authority -  
NBBC

## Ground Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 71.1 sq. metres (764.8 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