



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.





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

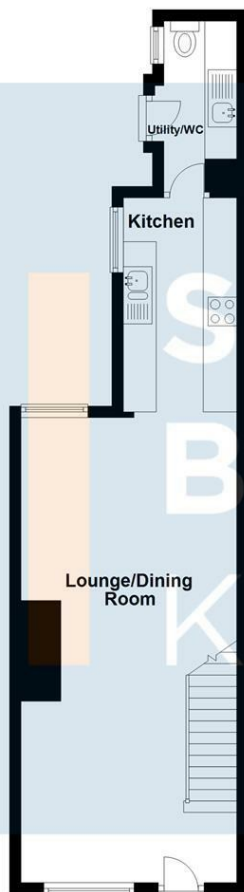
EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -
NBBC

Ground Floor
Approx. 42.8 sq. metres (460.8 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 87.7 sq. metres (944.3 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.

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