



Melfort Close, Nuneaton, CV10 9TA

# Property Description

\*\*\* SNAP THIS UP \*\*\* Here is a great opportunity to buy this modern semi detached residence situated just off Bucks Hill in a small cul de sac on a decent sized corner plot with ample car parking, southerly facing rear garden and presented in good order throughout.

The property would make either an excellent rental investment with figures achieved nearby circa £1000pcm, first time purchase or for the downsizer and benefits from gas fired central heating, upvc double glazing and well placed closed to local amenities and nearby forests, pathways, streams and lakes of Whittleford Park.

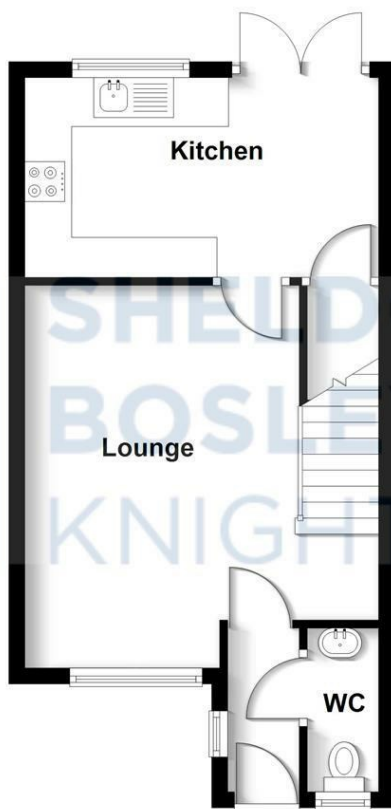
Briefly comprising: entrance hall, guests cloakroom, lounge, dining kitchen, landing, three bedrooms and refitted bathroom. Driveway for two / three vehicles and good sized southerly facing rear garden with large timber store shed. EPC RATING B.





### Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 69.0 sq. metres (742.8 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

- Modern semi detached residence
- Small cul de sac location just off Bucks Hill
- Good sized corner plot and plenty of parking
- Well presented and improved home
- Lounge & dining kitchen
- Three bedrooms & refitted bathroom
- Driveway, good sized rear garden & wooden store
- EPC RATING C

**Offers Over  
£205,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -  
NBBC

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