



**Granby Road, Nuneaton, CV10 8EL**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Sheldon Bosley Knight are delighted to present this three-bedroom terraced home, ideally located in the north western area of Nuneaton. An excellent opportunity for first-time buyers or investors, this property is perfect for those seeking a project — a home in need of some modernisation but offering superb potential and strong long-term value once improved.

Upon entering, you are greeted by a welcoming porch with a convenient downstairs WC. This leads into the dining room, which flows through to the kitchen. Beyond the kitchen is a spacious living room, opening into a large double-glazed conservatory that adds valuable living space and natural light.

Upstairs, you'll find three well-proportioned bedrooms, with both the second and third bedrooms benefiting from generous built-in cupboards. The bathroom features a walk-in shower and a separate bath, complete with a white suite.

Outside, the rear garden is designed for low maintenance and includes useful side access. To the front of the property, a block-paved driveway provides off-street parking.

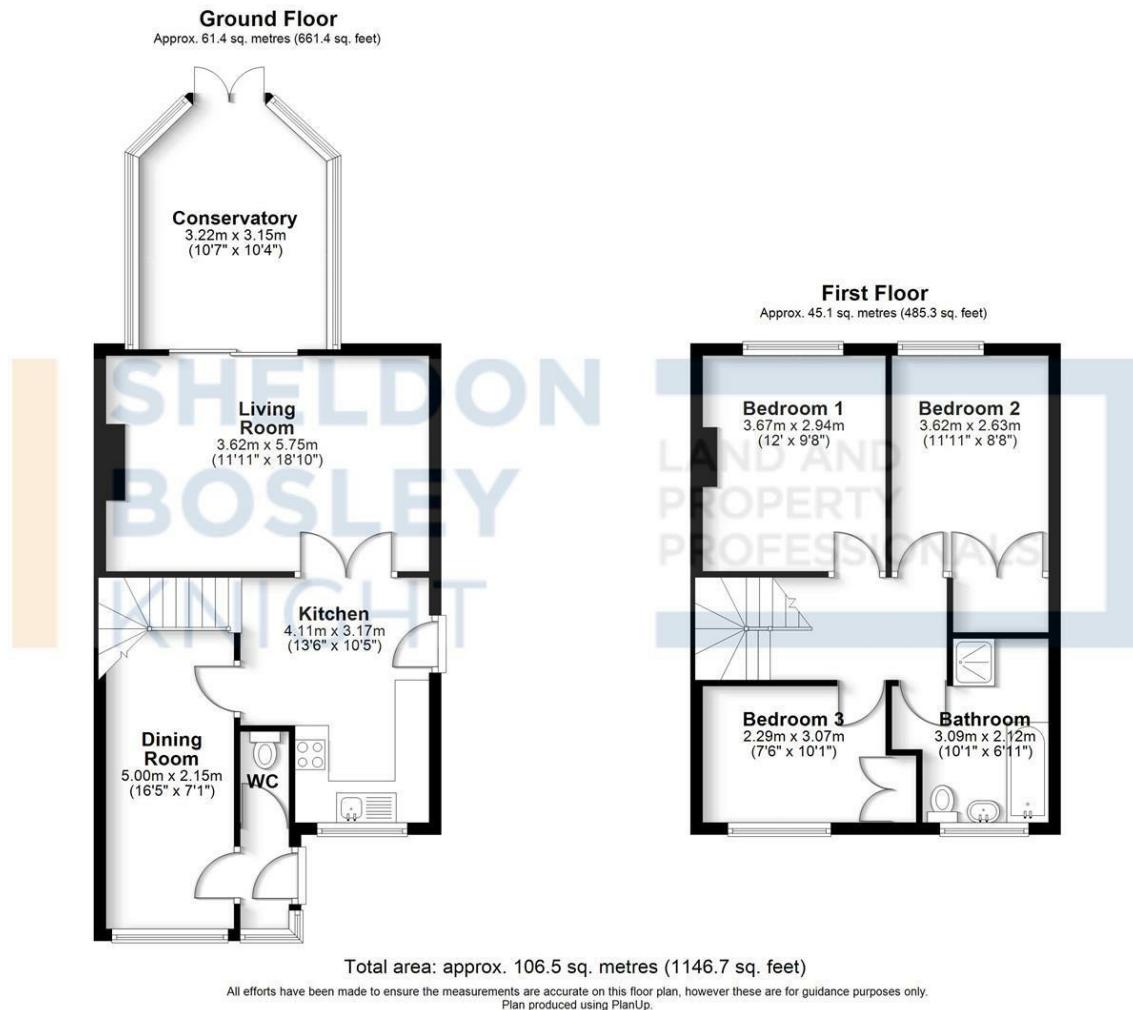
Properties offering this level of potential, space, and location are rarely available and always attract strong interest. Whether you're looking to create your ideal home or secure a smart investment, this is an opportunity not to be missed.

To arrange a viewing, contact our Nuneaton team today or visit [www.sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk)









## Key Features

- Three Bedroom /Two Reception Room Terraced house
- Off Street Parking
- A project offering potential
- Ideal Family home
- Downstairs toilet
- Good Investment
- Large Conservatory
- Large Bedrooms
- \*NO UPWARD CHAIN\*

**Offers In The Region Of  
£190,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -  
Nuneaton and Bedworth

### 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.

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