



Beaumont Road, Nuneaton, CV11 5HF

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

This well presented and improved semi detached house briefly accommodates entrance hall with storage cupboard and provides access to the spacious lounge/dining room which has a fire surround with incorporated coal effect gas fire, panelled door leading to the staircase, double glazed patio doors to the rear elevation and PVCu double glazed bay window to the front elevation. The fitted kitchen has a range of modern grey coloured shaker style units with integrated appliances which include electric convector hob with extractor hood above, oven housing unit with incorporated electric double oven, fridge/freezer and a washing machine.

The first floor landing provides access to the three bedrooms and bathroom having a modern white coloured suite comprising a panelled bath with shower unit above, vanity unit with incorporated hand wash basin and a low level W.C. The property also benefits from gas central heating and PVCu double glazing.

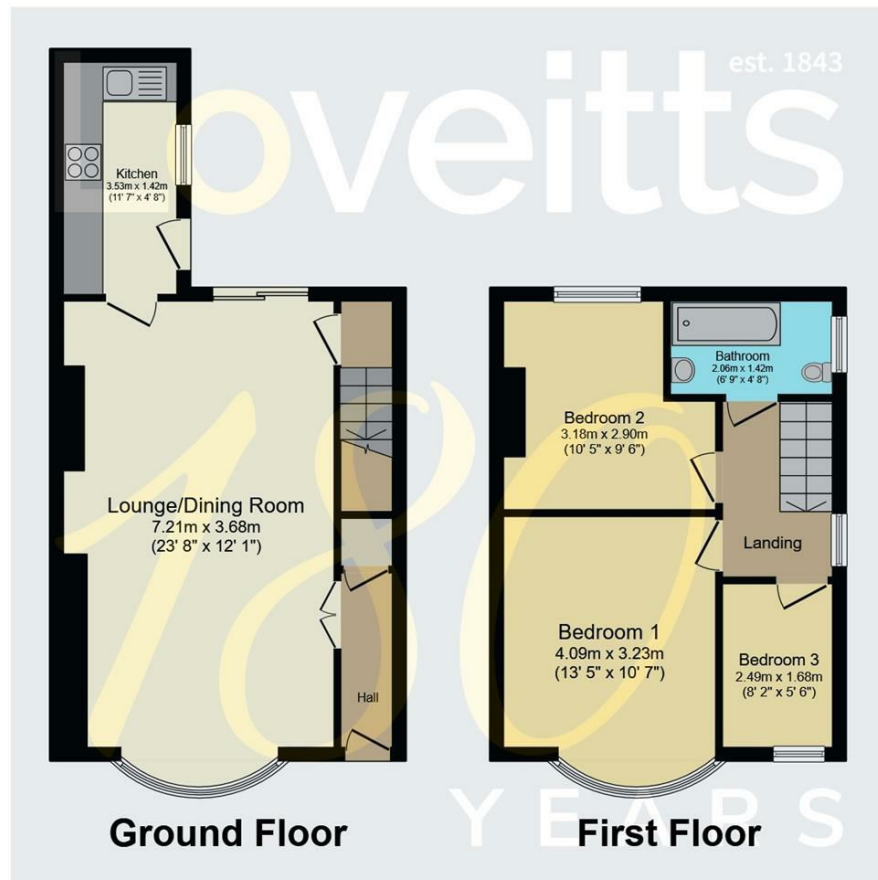
Outside the frontage has been block paved to provide off road parking for two vehicles. The rear garden is laid to lawn with an extensive paved patio area and path to the rear of the garden leading to the large timber store. The garden is also enclosed by panelled fencing.

Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.









Total floor area 76.4 m<sup>2</sup> (823 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Key Features

- Well Presented Semi Detached House
- Spacious Lounge/Dining Room
- Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- Modern Bathroom Suite
- Gas Central Heating
- PVCu Double Glazing
- Block Paved Vehicle Parking
- Enclosed Rear Garden
- Internal Viewing Highly Recommended

**£210,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -

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