



**Beverley Avenue, Nuneaton, CV10 9JP**

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT



# Property Description

This well presented semi detached house offers spacious accommodation throughout briefly comprising entrance porch leading to the lounge which has a feature brick built fire place with incorporated electric convector fire and staircase leading to the first floor. The dining kitchen has a range of eye and base level units with the dining table area having PVCu double glazed patio doors leading out onto the rear garden. Utility room having base units and wall cupboards, space for a washing machine, rear door and further internal door providing access to the garage.

The first floor landing has a cupboard housing the hot water cylinder, PVCu double glazed window to the side elevation, access to the loft and panelled doors providing access to the three bedrooms and bathroom with fitted wardrobes located in the second bedroom and a storage cupboard in the third bedroom. The bathroom has a modern white coloured suite comprising a panelled bath with Triton electric shower unit above, vanity unit with incorporated hand wash basin and a low level W.C. The property also benefits from having a warm air heating system and PVCu double glazed windows where specified with the exception of the utility room.

Outside the front garden is laid to lawn with established shrub and tree borders. Tarmacadam driveway providing off road parking and leads to the part integral garage which has power, lighting and a metal up and over door. The established well maintained rear garden is laid to lawn with mature shrubs, trees and flowers to the borders. Paved patio area and the garden is also fully enclosed by a brick wall and fencing.

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







## Key Features

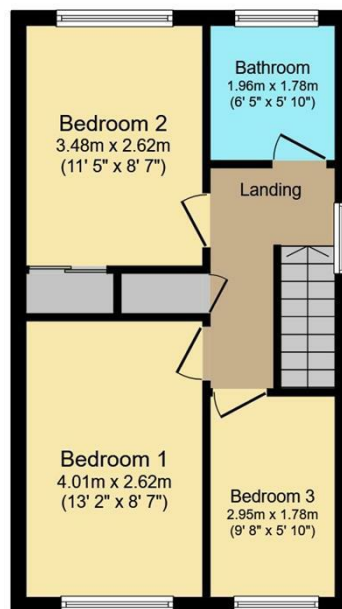
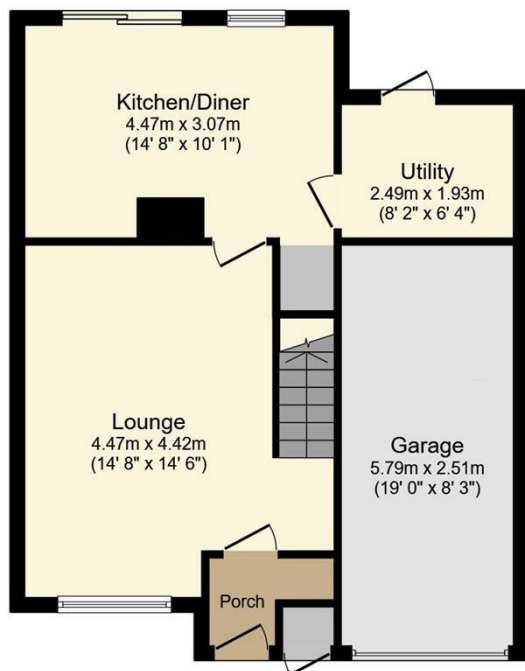
- Well Presented Semi Detached House
- Spacious Lounge
- Dining Kitchen
- Utility Room
- Three Bedrooms
- Modern Bathroom Suite
- Warm Air Central Heating
- PVCu Double Glazing Where Specified
- Established Well Maintained Gardens
- Driveway And Garage

**£229,950**









**TOTAL: 95.4 m<sup>2</sup> (1,027 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
Nuneaton & Bedworth

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on 024 7634 7676

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