



Affitto Estate Agents proudly present to the market this spacious three-bedroom terraced home in Nuneaton that offers a wonderful blend of comfort, practicality, and outdoor space, making it an excellent choice for families, first-time buyers, or investors!

The ground floor features a bright and airy living room, perfect for entertaining or unwinding after a long day. Large windows look out over the front garden allowing plenty of light in throughout the day. French doors lead onto the rear garden from this room.

The kitchen and dining area offer ample storage and workspace, with enough room for a family dining table. A door leads out from this room onto the back garden.

The property boasts two large double bedrooms, providing plenty of room for relaxation, while the third bedroom is ideal as a child's bedroom, guest room, nursery or home office.

A W/C is located on the first floor. A shower room and sink can be found in the room next door. This comprises of a walk in shower/ wet room and a hand wash basin.

One of the standout features of this home is its generously sized rear garden. Offering an abundance of space, it presents an ideal setting for relaxing, outdoor dining and children's play areas. The property also benefits from on-street parking, with the potential to create off-road parking if desired, subject to planning.

Situated in a popular residential area, the home is within close proximity to well-regarded schools, local shops, supermarkets, and leisure facilities. Commuters will appreciate the excellent transport links, with easy access to Nuneaton Train Station, the A5, and the M6, providing convenient connections to Coventry, Birmingham, and beyond.

This well-presented home is ready for its next owners to move in and enjoy. Viewings are highly recommended.

CONTACT US TODAY to arrange a viewing!

Tenure: Freehold

Parking options: On Street

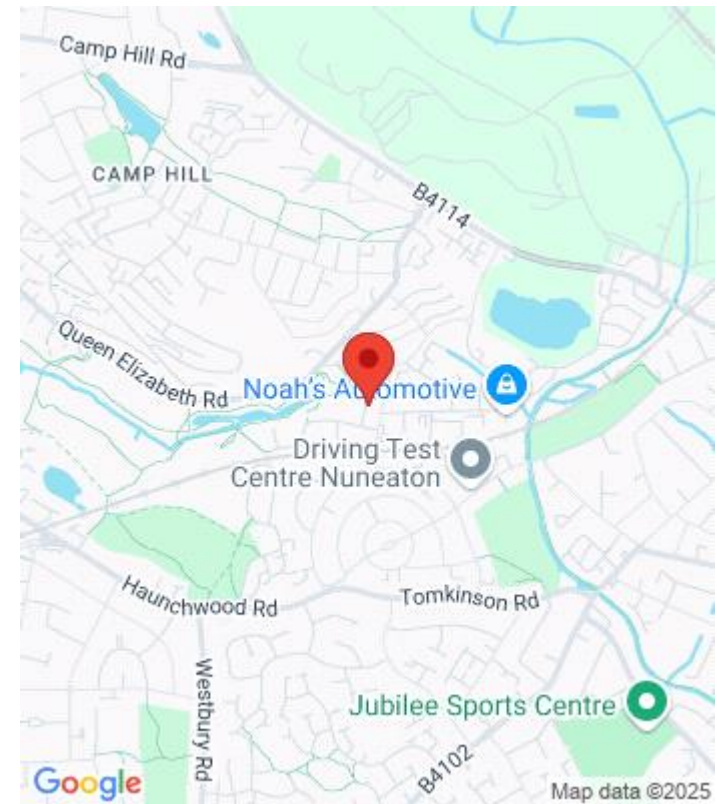


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/ conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.