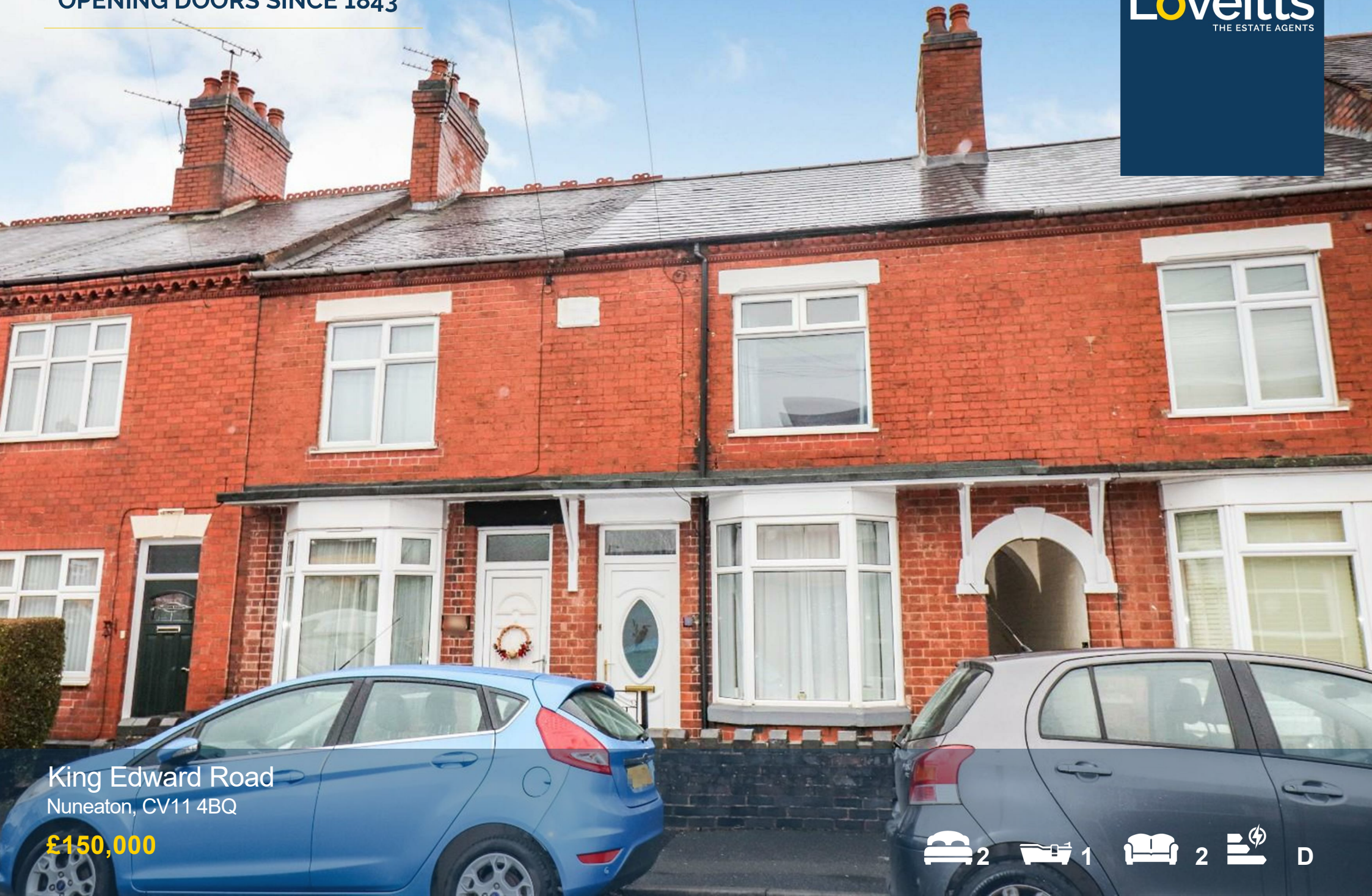


OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
THE ESTATE AGENTS



King Edward Road
Nuneaton, CV11 4BQ

£150,000

2 1 2 D

King Edward Road

Nuneaton, CV11 4BQ

This traditional mid terrace property is located with in walking distance of the town centre, train station and Sainsbury's supermarket and would make an ideal investment opportunity.

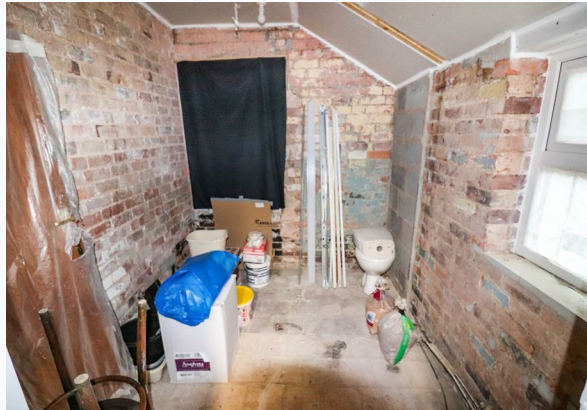
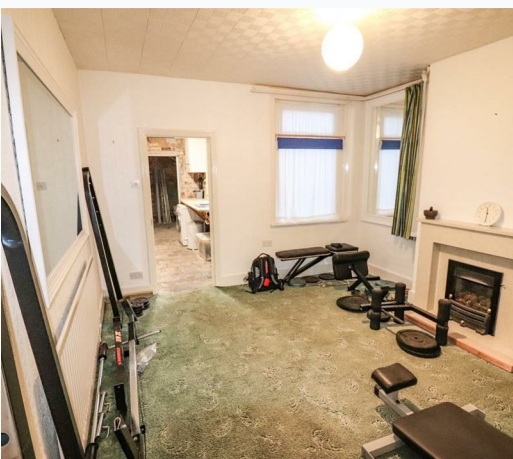
In brief the accommodation comprises lounge with a marble style fire place with incorporated coal effect gas fire, dining room with staircase to the first floor with cupboard beneath and also has a marble style fire place with incorporated coal effect gas fire. The kitchen is basic having a worktop with incorporated sink unit, plumbing for a washing machine and gas connection point for a cooker. To the rear of the kitchen there is a store room which has the potential to be converted into either a utility room or a ground floor bathroom.

To the first floor there are two double bedrooms with the main bedroom having a built in storage cupboard. First floor spacious bathroom having a champagne coloured suite. The property also benefits from gas central heating and PVCu double glazing.

Outside there is a crazy paved frontage which is enclosed by a wall and incorporated gate. The rear garden is low maintenance being laid to paved patio with a pedestrian right of access to the neighbouring properties, timber storage shed and enclosed by fencing.

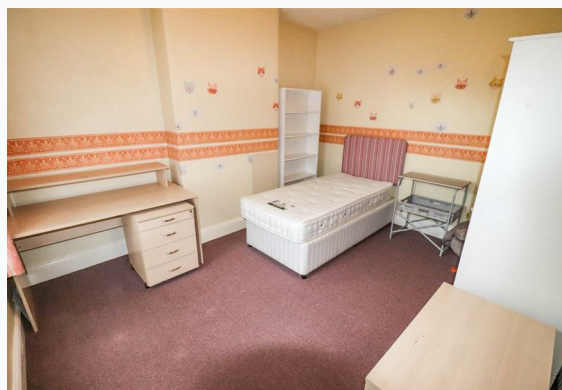
Internal viewing is recommended to fully appreciate the potential this property has to offer which is also being offered for sale with no upward chain.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>



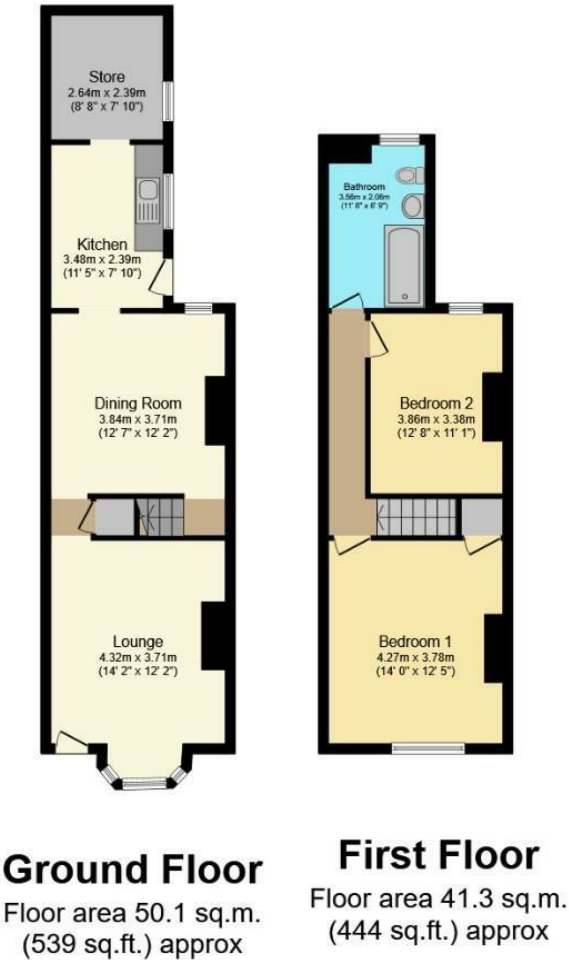


- Traditional Terrace
- Lounge
- Dining Room
- Kitchen
- Store Room
- Two Bedrooms
- First Floor Bathroom
- GFCH & PVCu Double Glazing
- Easy To Maintain Garden
- No Upward Chain



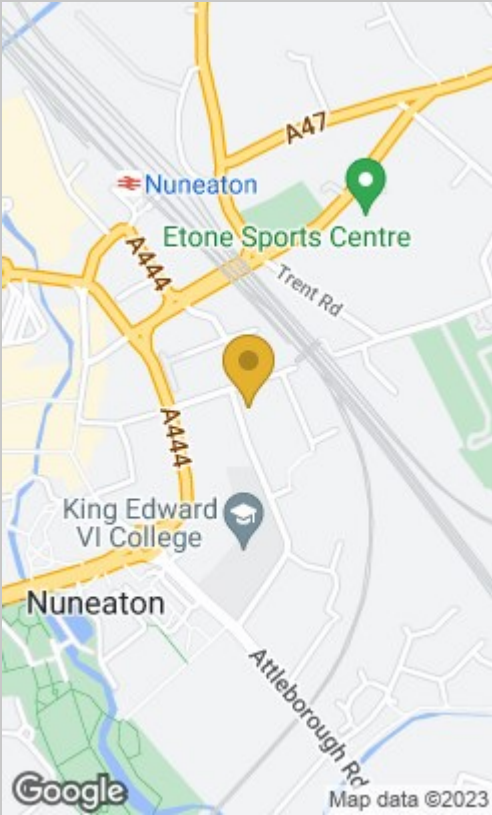
Floor Plan

Area Map



Total floor area 91.4 sq.m. (983 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



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