

OPENING DOORS SINCE 1843

Loveitts<sup>est. 1843</sup>  
THE ESTATE AGENTS

Coleshill Road  
Nuneaton, CV10 0PG

£190,000





# Coleshill Road

Nuneaton, CV10 0PG

Loveitts are delighted to present this much improved and refurbished traditional terrace property offering well presented accommodation throughout briefly comprising a spacious lounge/dining room with wooden flooring, PVCu double glazed window to the front elevation and PVCu double glazed rear door leading to the garden. The refitted kitchen has a range of modern white coloured eye and base level units with integrated electric hob and oven. The refitted bathroom has a modern white coloured suite with a panelled bath having a shower unit and screen above, vanity unit with incorporated hand wash basin and a low level W.C. There is also a built in cupboard housing the Worcester combination boiler and also has space for a washing machine and tumble dryer.

The first floor landing provides access to the three good size bedrooms and a first floor W.C having a modern refitted vanity unit with integrated hand wash basin and a low level W.C. The property also benefits from being freshly decorated throughout having a newly installed central heating system with a Worcester combination boiler, newly fitted PVCu double glazing, newly fitted carpets and flooring throughout.

Outside there is a frontage which is laid to stone and enclosed by wall. The rear garden is laid to lawn and is enclosed by panelled fencing and a rear brick wall.

Internal viewing is highly recommended to fully appreciate the quality of the fixtures and fittings in the property. Ideal first time purchase 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>







- Much Improved & Refurbished Terrace
- Spacious Lounge/Dining Room
- Refitted Kitchen With Hob & Oven
- Refitted Bathroom Suite
- Three Good Size Bedrooms
- First Floor W.C.
- Newly Installed Gas Central Heating & Boiler
- Newly Installed Double Glazing
- Enclosed Rear Garden
- No Upward Chain



Floor Plan

Area Map



Ground Floor

Floor area 54.2 sq.m. (583 sq.ft.) approx

First Floor

Floor area 47.6 sq.m. (513 sq.ft.) approx

Total floor area 101.8 sq.m. (1,096 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) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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