

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Chancery Lane, Nuneaton, CV10 0PB  
£225,000



## Chancery Lane Nuneaton, CV10 0PB

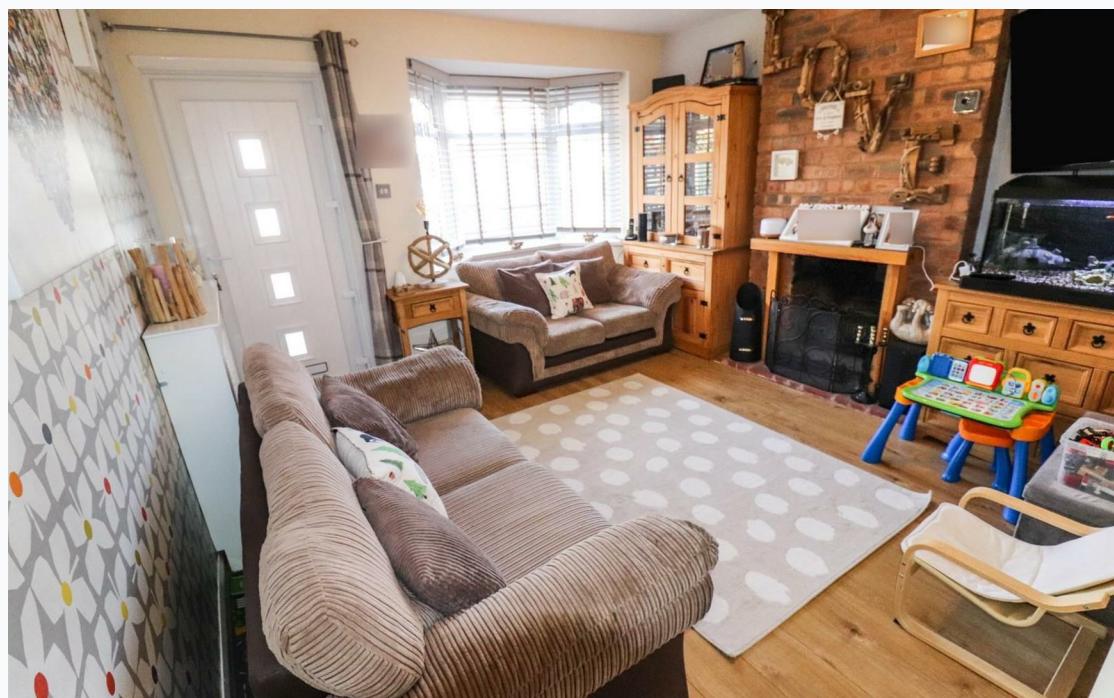
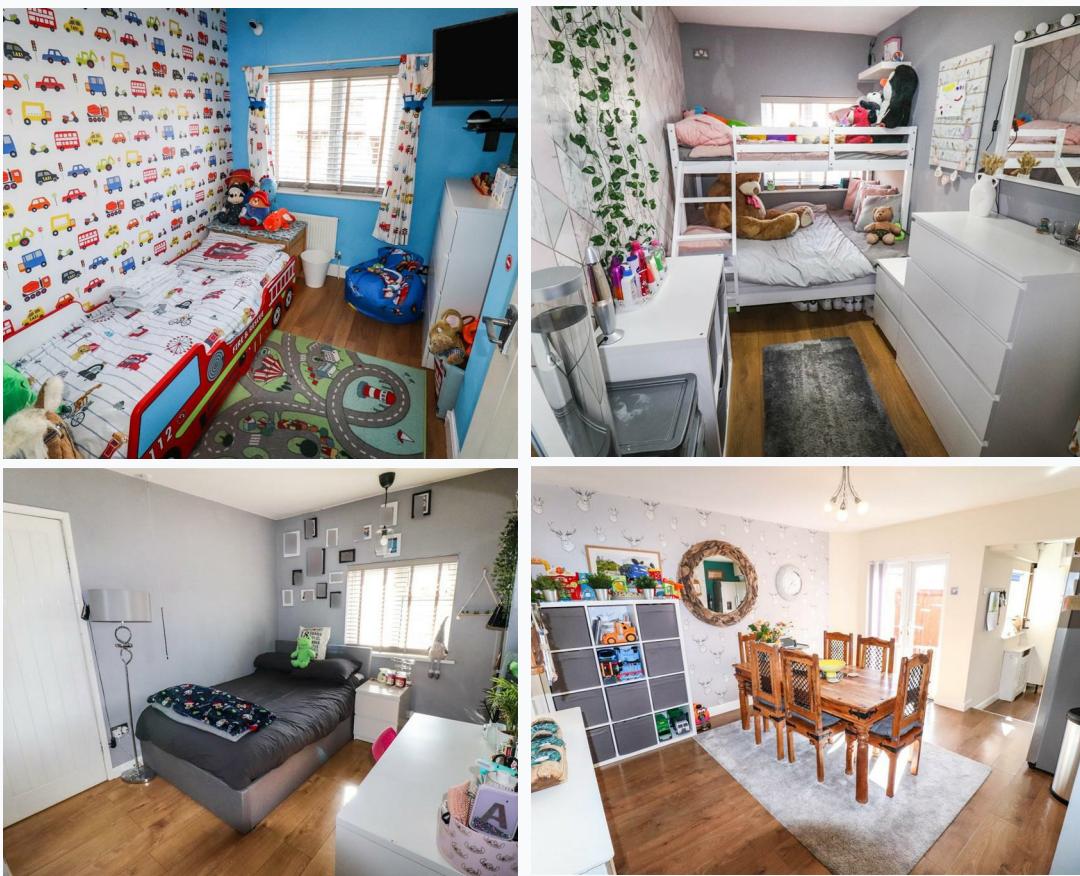
This much improved and extended terrace property offers well presented and spacious accommodation throughout briefly comprising lounge with exposed brick chimney breast with incorporated open grate solid fuel/log burning fire and PVCu double glazed bay window to the front elevation. Inner lobby with staircase to the first floor and open doorway leading to the dining room having PVCu double glazed French doors to the rear garden and a under stairs cupboard. Kitchen having a range of modern eye and base level units which also includes the gas range cooker.

First floor landing has a utility cupboard with plumbing for a washing machine and tumble dryer. Staircase leading to the loft conversion and panelled doors leading to three bedrooms and bathroom having a modern white coloured suite and a separate fully tiled shower cubicle.

The second floor provides access to the loft converted fourth bedroom which has a double glazed skylight and access to the en-suite having a modern low level W.C and vanity unit with incorporated hand wash basin. The property also benefits from gas central heating and PVCu double glazing.

Outside there is a tarmacadam frontage providing off road parking for a vehicle and the well maintained enclosed rear garden is laid to lawn with extensive two tier wooden decking area with a water feature and large timber store. There is also a further large timber cabin located to the rear of the garden ideal for a home office or gym and a further area of garden currently being used a childrens play area.

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

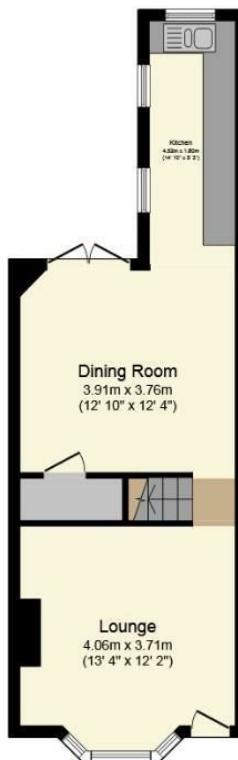




- Much Improved & Extended Terrace
- Lounge & Dining Room
- Kitchen With Modern Units & Range Cooker
- Four Bedrooms
- Loft Converted Fourth Bedroom With En Suite
- Modern Bathroom Suite & Separate Shower Cubicle
- Gas Central Heating & PVCu Double Glazing
- Hardstanding Providing Vehicle Parking
- Good Size Garden With Extension Decked Patio
- Large Timber Cabin Ideal For Office Or Gym



## Floor Plan



### Ground Floor

Floor area 42.0 sq.m.  
(452 sq.ft.) approx



### First Floor

Floor area 41.0 sq.m. (442 sq.ft.) approx



### Second Floor

Floor area 23.3 sq.m.  
(250 sq.ft.) approx

Total floor area 106.3 sq.m. (1,144 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

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Nuneaton

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