

OPENING DOORS SINCE 1843

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

23 Bentley Road  
Nuneaton, CV11 5LR

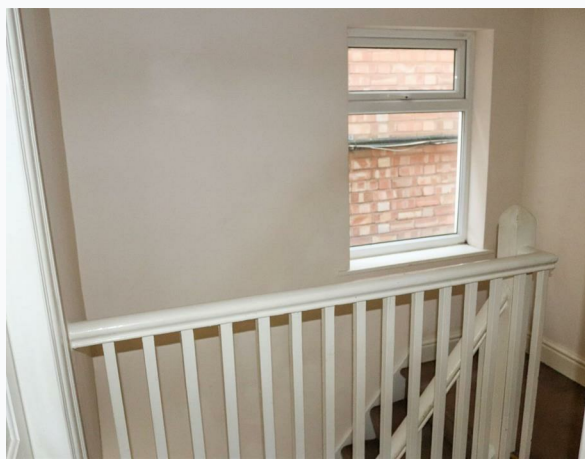
£129,950



23 Bentley Road

Nuneaton, CV11 5LR

This spacious semi detached property briefly comprises entrance hall with staircase to the first floor, lounge with double glazed bay window, dining kitchen having a range of eye and base level modern units with integrated hob and oven. First floor landing providing access to three good size bedrooms and bathroom having a modern white suite and electric shower unit. The property also benefits from gas fired central heating and PVCu double glazing. Outside there is a concreted enclosed frontage. The property would be ideal for a first time buyer or investor and is also being offered for sale with no upward chain.



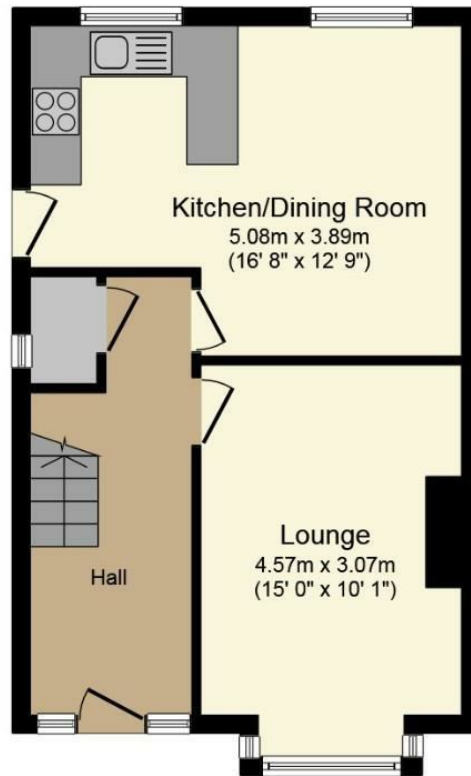


- Traditional Semi Detached
- Spacious Lounge
- Dining Kitchen
- Hob & Oven
- Three Good Size bedrooms
- Modern Bathroom
- Gas Central Heating
- PVCu Double Glazing
- Ideal First Time/Investment Buy
- No Upward Chain

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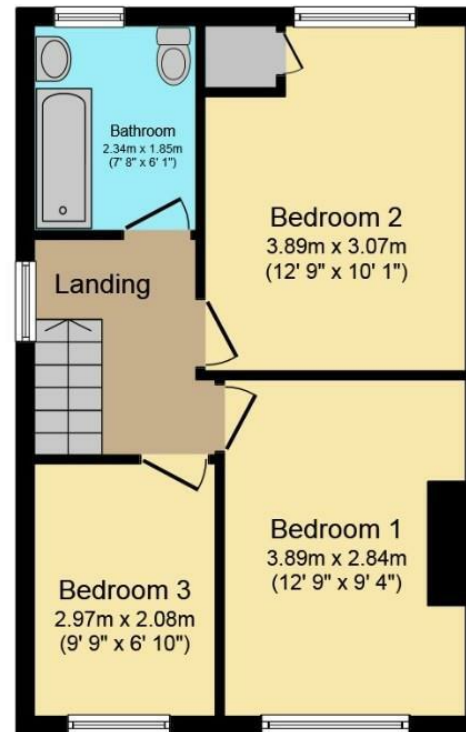


## Floor Plan



### Ground Floor

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



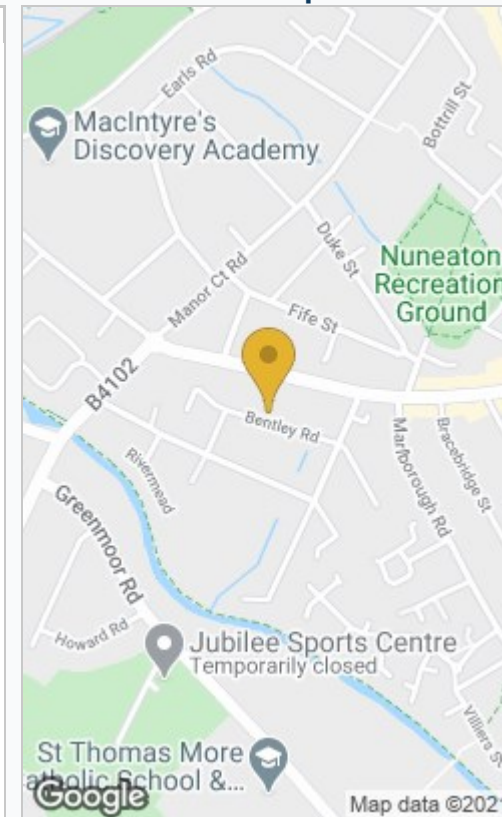
### First Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 83.0 sq. m. (893 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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