

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS

Northumberland Avenue, Nuneaton, CV10 8EJ  
£239,950



2



1



2



F



Northumberland Avenue Nuneaton, CV10 8EJ

**\*\*\*OFFERS INVITED IN THE REGION OF £249,950 for this spacious link detached bungalow AFFORDING NO UPWARD CHAIN.** The property briefly comprises; entrance hall having a cloaks cupboard, further airing cupboard and panelled doors leading to the spacious lounge having a brick built fire place with incorporated coal effect gas fire and access to the rear porch which leads to the garden. Kitchen with a range of eye and base level modern units and a single sink unit.

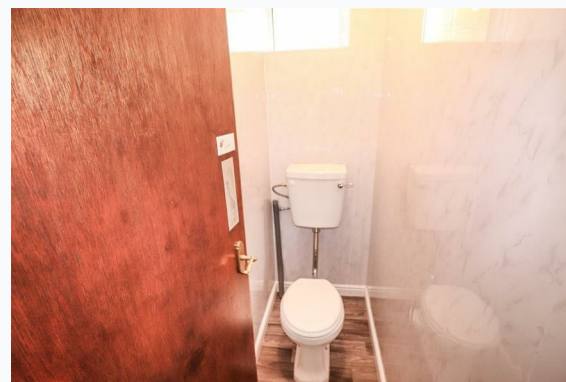
Two bedrooms, office/study and a shower room having a modern vanity unit with integrated hand wash basin and a double shower cubicle having a Mira electric shower unit. There is also a separate W.C. The property also benefits from double glazing and electric panel heaters where specified.

Outside the front garden is laid to lawn with a block paved driveway providing off road parking for vehicles and leads to the brick built garage. The enclosed rear and side gardens are laid to lawn with a block paved patio and planted with shrubs and tree to the borders.

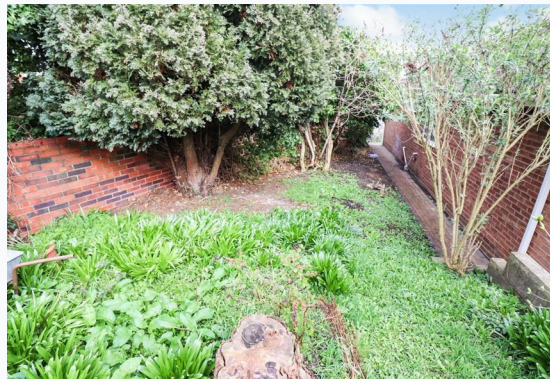
Internal viewing is highly recommended and the property.







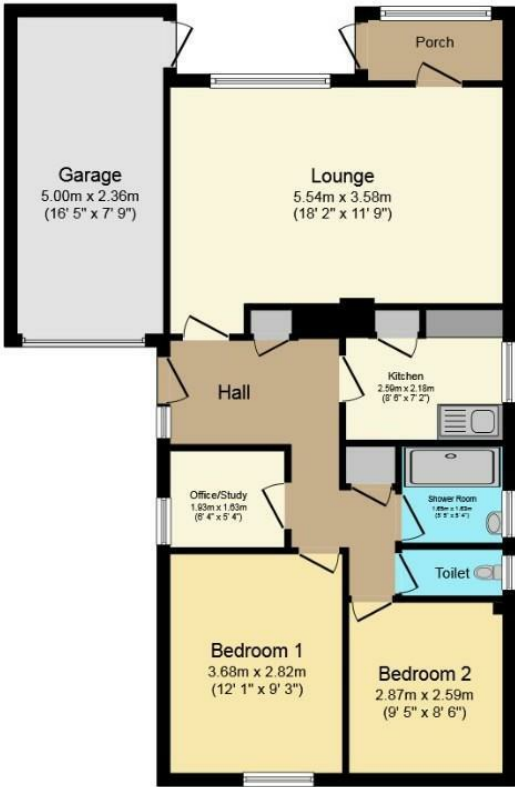
- Link Detached Bungalow
- Spacious Lounge
- kitchen
- Modern Shower Room
- Separate W.C
- Two Bedrooms
- Office/Sudy
- Electric Panel Heaters Where Specified
- Gardens To Three Sides
- Driveway & Garage





Floor Plan

Area Map

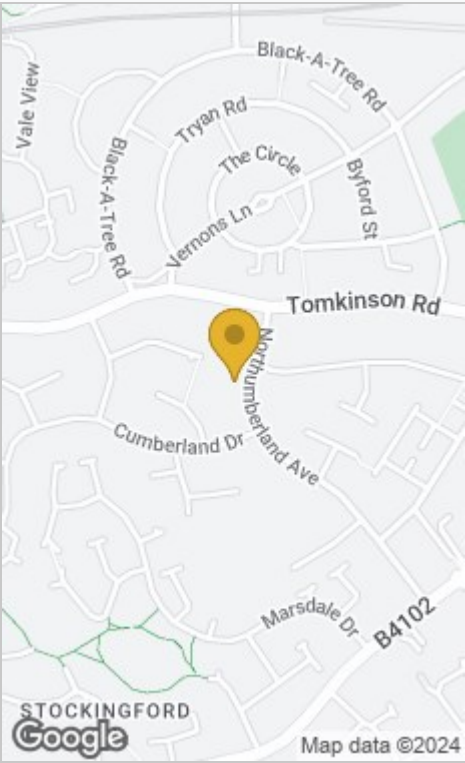



Ground Floor

Floor area 80.3 sq.m. (864 sq.ft.) approx

Total floor area 80.3 sq.m. (864 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		
(39-54) E	36	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Nuneaton  
39 Church Street, Nuneaton CV11 4AD  
024 7634 7676

Registered in England & Wales Company no. 7558151