



25 Merlin Avenue, Nuneaton

Nuneaton

Offers in Region of **£210,000**



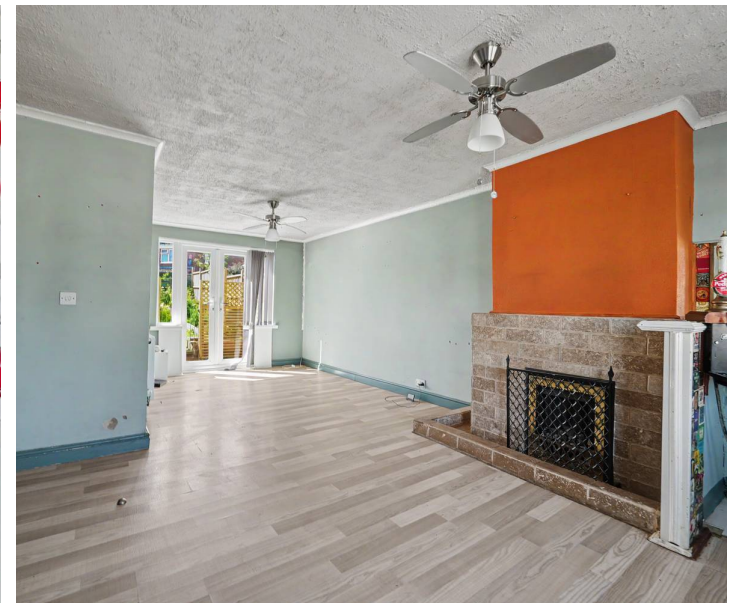
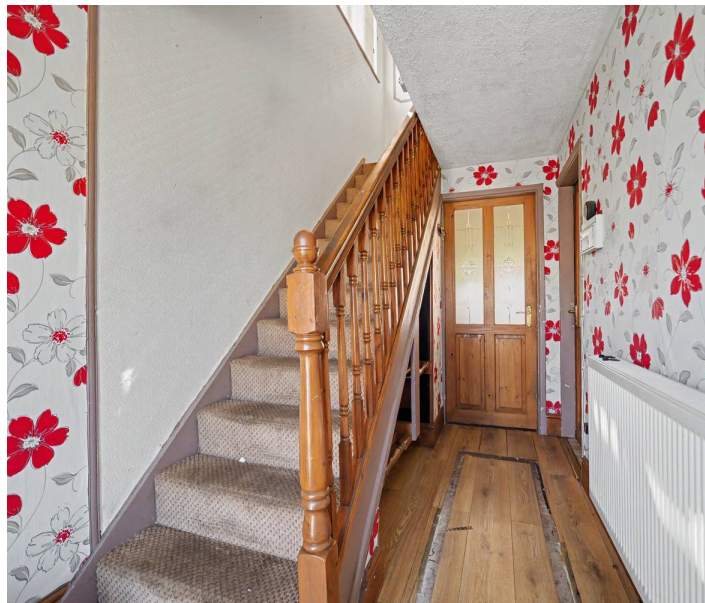
**SHELDON
BOSLEY
KNIGHT**

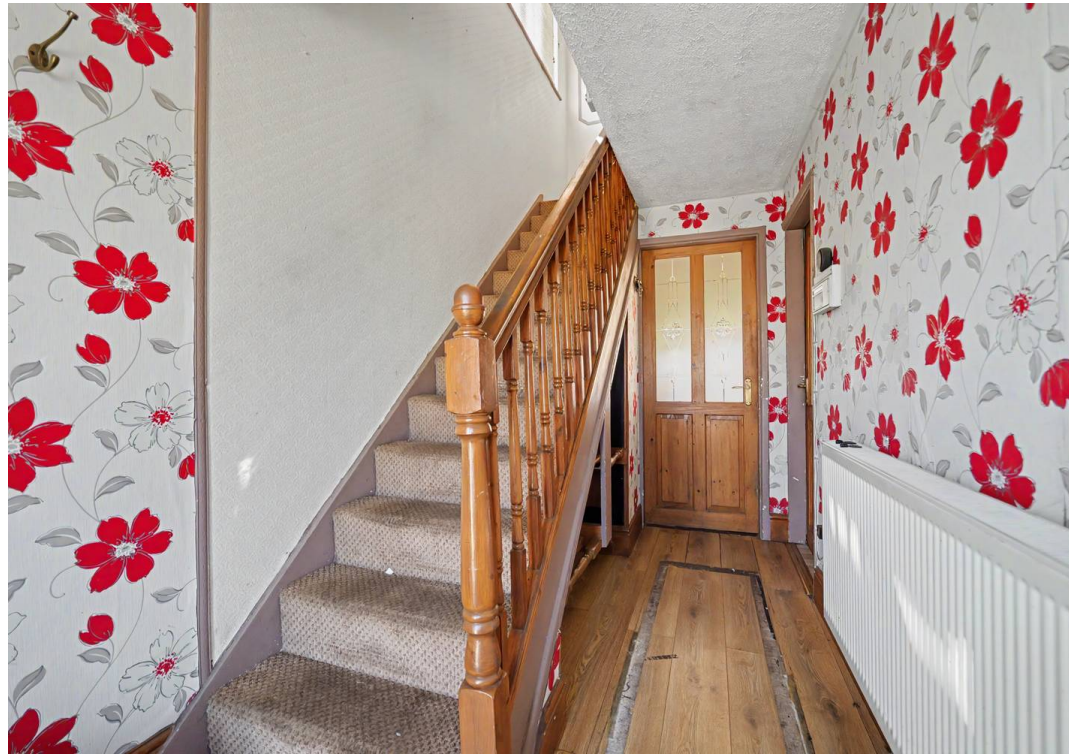
LAND AND
PROPERTY
PROFESSIONALS

25 Merlin Avenue

Nuneaton, Nuneaton

This impressive three bedroom semi detached house presents an excellent opportunity for families and professionals seeking a spacious and modern home, offered with the benefit of no upward chain. Upon entering, you are welcomed into a bright and inviting hallway that leads directly to a generously proportioned lounge/dining room. The contemporary kitchen is thoughtfully designed with a range of stylish units and ample worktop space. Upstairs, the property features three well proportioned bedrooms, each offering comfortable accommodation and flexibility for use as guest rooms, home offices, or children's bedrooms. The modern bathroom suite is finished to a high standard, featuring sleek fixtures and fittings, a full sized bath with shower over, and tasteful tiling for a luxurious feel. Throughout the house, gas central heating and PVCu double glazing ensure year round comfort and energy efficiency, complemented by the installation of solar panels (providing the potential for reduced energy costs and a more sustainable lifestyle). Additional storage is provided by a practical store room, perfect for keeping household essentials neatly tucked away. This property combines contemporary living with practical features, making it an ideal choice for those looking to move straight in without the need for immediate renovations or updates. Outside there are gardens to both the front and rear elevations, also a driveway providing of road parking for vehicles. Situated in a popular residential area with convenient access to local amenities, schools, and transport links, this home offers the perfect balance of comfort, style, and convenience for modern living. Early viewing is highly recommended to appreciate





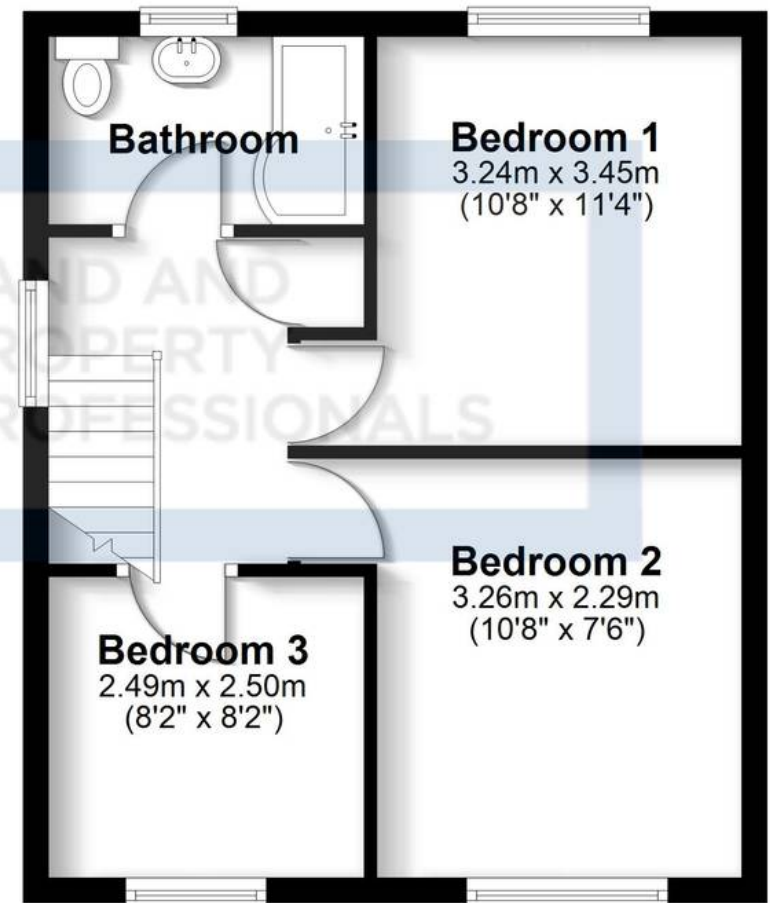
Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 84.3 sq. metres (906.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



Sheldon Bosley Knight Nuneaton

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