



35 Croft Road, Nuneaton

Nuneaton

Offers Over **£160,000**



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

35 Croft Road

Nuneaton

Guide Price Range £160,000 to £170,000

Staging Disclaimer:

Images labelled "Staged" are **digitally enhanced** to demonstrate the property's potential and do not reflect its current appearance.

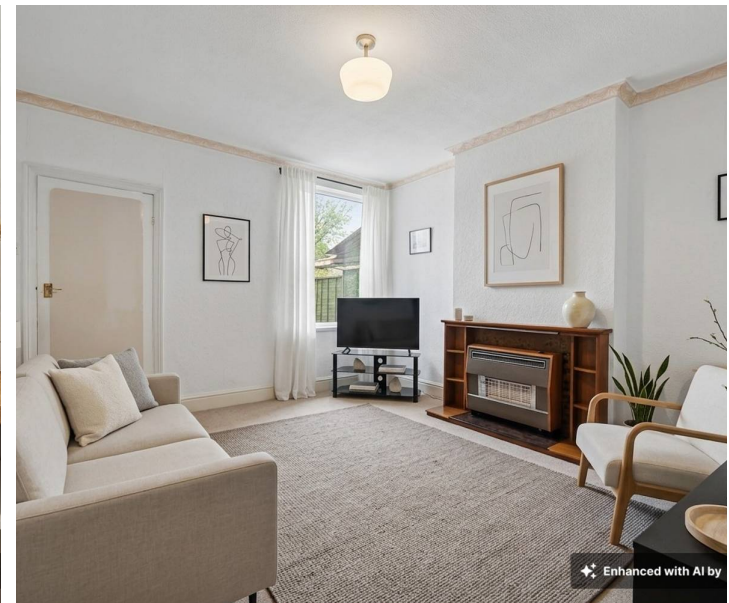
This well-presented three bedroom mid-terrace house offers spacious and versatile accommodation, ideal for first-time buyers or investors looking to add to their portfolio. The property features a welcoming lounge, a separate dining room, and a kitchen that provides ample storage and workspace. A convenient ground floor W.C. adds practicality for every-day living. Upstairs, you will find two generous double bedrooms, and a well-appointed family bathroom. The home benefits from gas central heating and PVCu double glazing. Offered with no upward chain, this property presents an excellent opportunity for a swift and straightforward purchase.

To the front of the property, there is a low-maintenance paved frontage, providing an attractive and practical entrance. The enclosed rear garden is mainly laid to lawn. This property is conveniently located for local amenities, schools, and transport links, making it a superb choice for those seeking a comfortable home with practical outdoor areas.

Council Tax band: A

Tenure: Freehold

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- Mid Terrace House





Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 81.9 sq. metres (881.1 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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