



43 Launceston Drive, Nuneaton

Nuneaton

£200,000



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

43 Launceston Drive

Nuneaton

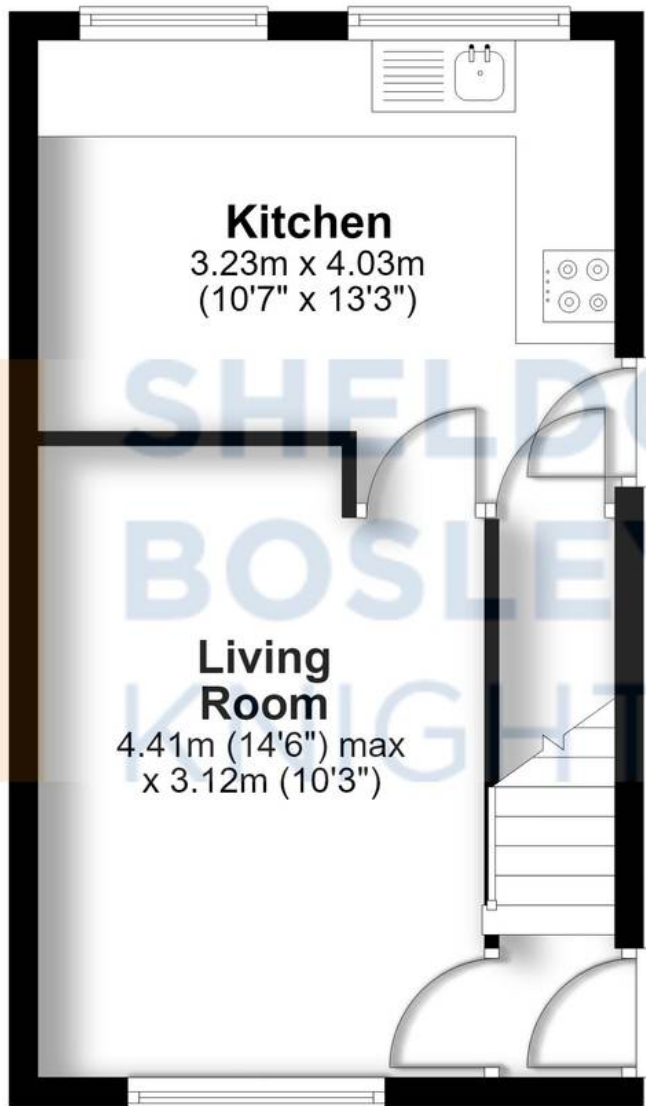
This well-presented two-bedroom semi-detached house offers an excellent opportunity for first-time buyers and investors alike, situated in a popular residential area with convenient access to local amenities and transport links. The property is offered with no upward chain, ensuring a straightforward purchase process. Internally, the accommodation is thoughtfully arranged across approximately 58 square metres, providing a practical and comfortable living environment. The entrance hall leads to a spacious lounge that is perfect for relaxing or entertaining, with neutral décor that allows for easy personalisation. The modern fitted kitchen features a range of wall and base units, ample worktop space, and integrated appliances (where specified), making it ideal for home cooking and family meals. Upstairs, there are two well-proportioned bedrooms, each benefitting from plenty of natural light and flexible space for wardrobes or additional furniture. The bathroom is fitted with a white three-piece suite, including a panelled bath with shower over, wash basin, and low-level WC, complemented by contemporary tiling for a clean and fresh look. The property benefits from gas central heating, ensuring comfort throughout the year, and has been given an EPC rating of D with potential to improve to a C, offering scope for increased energy efficiency. Additional features include double glazing throughout, enhancing both warmth and security. Externally, the property boasts its own driveway, providing off-street parking for two to three cars, a valuable asset for homeowners and visitors. The location is renowned for its friendly community atmosphere and proximity to reputable schools, shopping





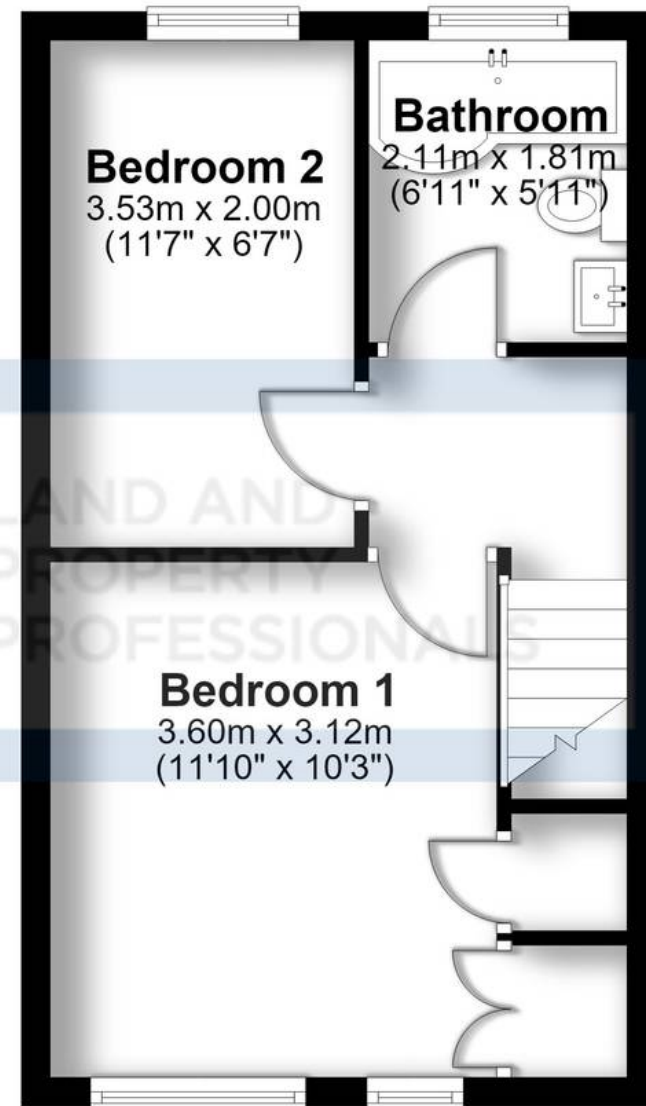
Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 57.9 sq. metres (623.3 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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