



House - Terraced  
Security Deposit: £980  
Holding Deposit: Add Text Here

**218 WESTBURY  
ROAD, NUNEATON,  
WARWICKSHIRE,  
CV10 8HH**

**£850 Per**



#### FEATURES

- Spacious two-bedroom terraced property.
- Large lounge/diner with patio doors opening to the rear yard.
- Practical galley kitchen with brand-new oven and hob.
- Two well-proportioned double bedrooms.



# 2 Bedroom House - Terraced located in Nuneaton

Presented to the market is this well-proportioned two-bedroom terraced home offering generous living accommodation and a substantial outdoor space. The entrance hallway leads through to a spacious lounge/dining room, benefiting from patio doors that open directly onto the rear yard, creating a bright and versatile living area ideal for both relaxing and entertaining.

The property features a practical galley kitchen fitted with a brand-new oven and hob, providing an efficient and functional cooking space with good storage and worktop provision.

To the first floor are two well-sized double bedrooms and a family bathroom equipped with a white suite and an electric shower over the bath.

Externally, the property offers more than expected: beyond the rear yard lies an extended garden with a long lawn and a raised decking area, perfect for outdoor dining and leisure.

Conveniently situated in the well-established Stockingford area, the property benefits from easy access to local amenities including shops, schools and services within walking distance. Regular bus services operate close by, linking to Nuneaton town centre and surrounding areas, while both Nuneaton and Bermuda Park railway stations are within a short drive, offering frequent connections

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**Council Tax Band**

**A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

