



# HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£130,000

Located in

Nuneaton





# 18 Cross Street

Nuneaton | CV10 8HY



\*\*\* IN NEED OF MODERNISATION \*\*\* James Whalley is delighted to present this three-bedroom end-of-terrace property, offering an excellent opportunity for refurbishment and personalisation.

Situated in a convenient location, the ground floor features a welcoming reception room, a separate dining area, a kitchen, and a rear bathroom. Upstairs, the property offers three well-proportioned bedrooms. While the home is in need of modernisation throughout, it presents fantastic potential for investors or first-time buyers seeking a rewarding project.

Don't miss out—call now to arrange your viewing.

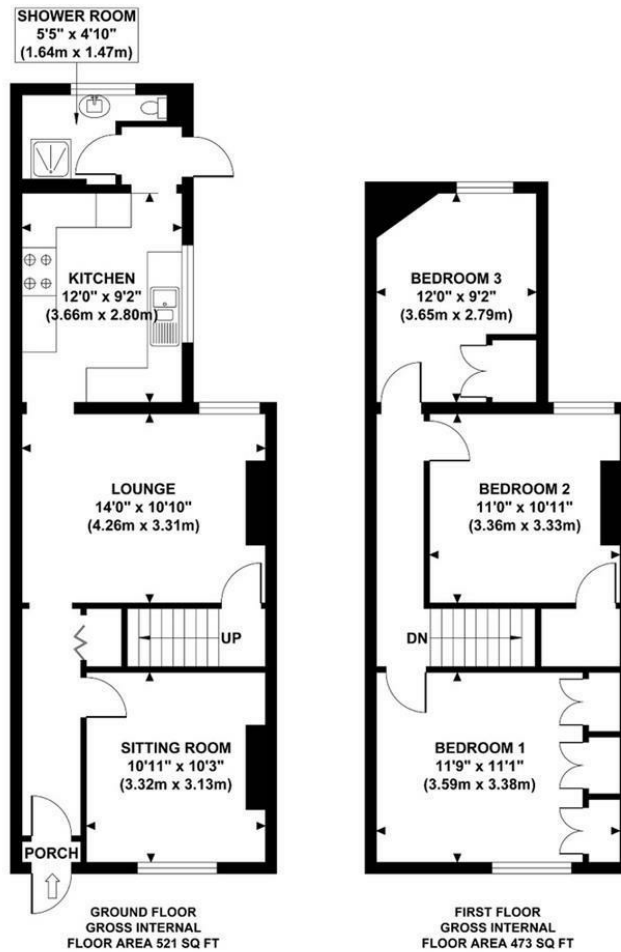
# 18 Cross Street

£130,000 Freehold



- In Need Of Modernisation
- Three Bedrooms
- Investment Opportunity
- No Chain
- Rear Garden

Approximate Gross Internal Area  
994.0 sq ft / 92.34 sq m



Although every attempt has been made to ensure accuracy,  
all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Council Tax Band A

## Local Authority

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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Coventry  
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