



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£125,000

Located in

Nuneaton





# Cross Street

Nuneaton | CV10 8HY



OPEN HOUSE BY APPOINTMENT ONLY – 9TH MAY 10AM–11AM

Offered for sale with no onward chain, this three-bedroom end-of-terrace property on Cross Street, Nuneaton presents an excellent opportunity for buyers looking for a refurbishment project with fantastic potential to extend and improve (subject to the necessary consents).

The ground floor comprises an entrance hall, spacious lounge, kitchen and family bathroom. To the first floor are three generously sized bedrooms.

Externally, the property benefits from a large rear garden and useful side access, offering ample scope for extension or landscaping.

Conveniently located close to Nuneaton town centre, the property is within easy reach of local shops, supermarkets, schools and everyday amenities. Nuneaton train station is also nearby, providing direct links to Birmingham, Coventry and London, while excellent road connections via the A444 and M6 make it ideal for commuters.

Ideal for investors, developers or buyers seeking a property they can modernise and add value to, this home offers huge potential in a well-connected residential location.

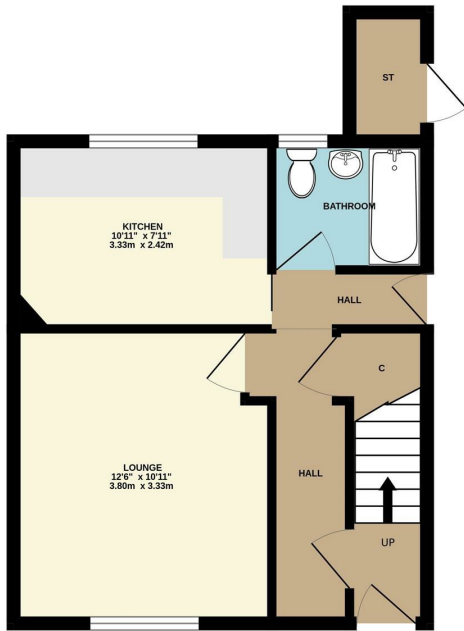
# Cross Street

£125,000 Freehold

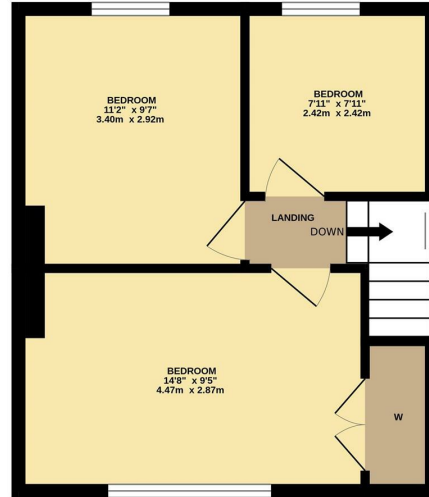


- Three-bedroom end-of-terrace property
- In need of refurbishment with excellent potential to improve
- Conveniently located on Cross Street, Nuneaton close to shops, schools and transport links
- Offered for sale with no onward chain
- Large rear garden with side access and scope to extend (STPP)

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band 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>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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