



7 Pingle Court Attleborough Road, Nuneaton

Nuneaton

£174,950



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

7 Pingle Court Attleborough Road

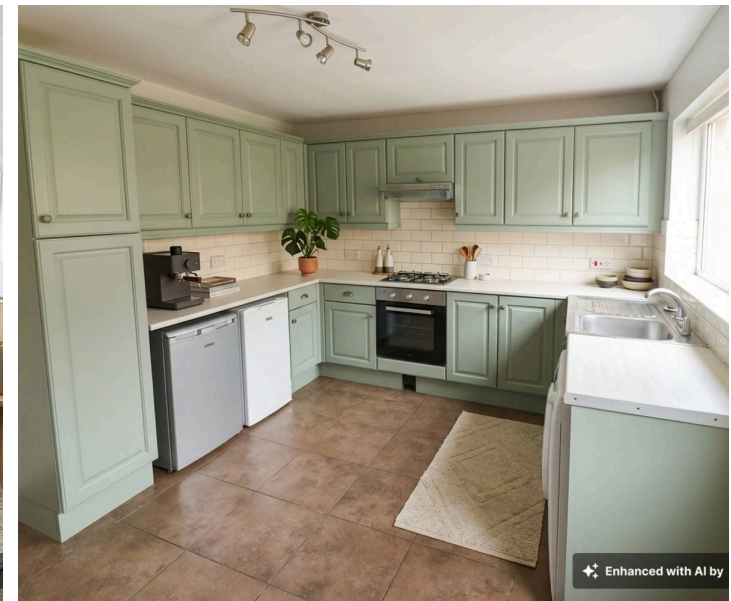
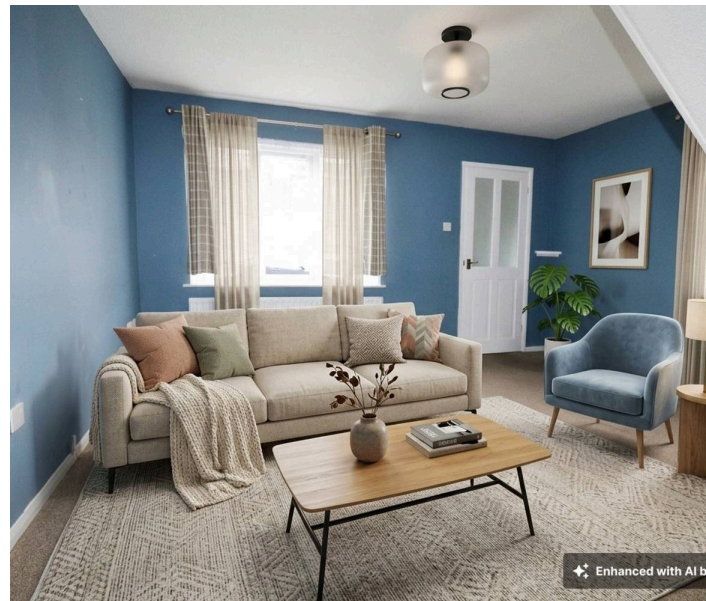
Nuneaton

Staging Disclaimer:

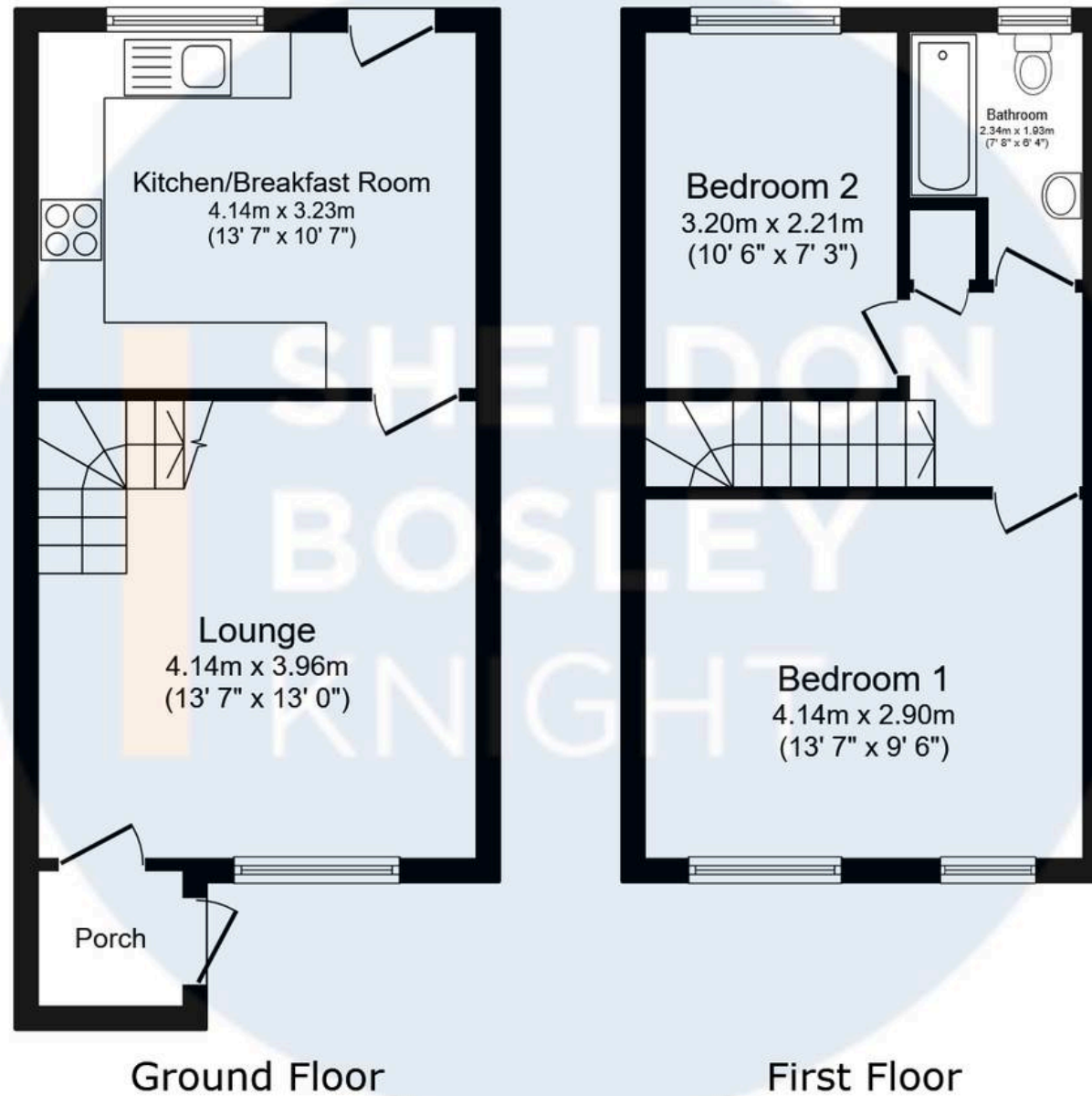
Images labelled "Staged" are **digitally enhanced** to demonstrate the property's potential and may not reflect its current appearance.

This well-presented two bedroom semi detached house offers an excellent opportunity for first time buyers or investors, with the added benefit of no upward chain. The property features a spacious lounge, providing a comfortable setting for relaxation and entertaining. The breakfast kitchen is fitted with a hob and oven, offering ample storage and workspace for meal preparation. The first floor landing has a storage cupboard and provides access to the two bedrooms. The modern bathroom suite includes an electric shower unit, ensuring convenience and comfort for daily routines. Additional features include gas central heating and PVCu double glazing.

Externally, the house is complemented by both front and rear gardens, providing outdoor space for gardening. The front garden is laid to slate chippings creates a welcoming approach to the property, while the enclosed rear garden is laid lawn with a paved patio offers privacy and the perfect setting for outdoor dining or entertaining guests. A vehicle parking space is included, ensuring convenient off-road parking for residents or visitors. Located in a popular residential area, the property is well positioned for access to local amenities, schools, transport links and the town centre. This attractive







Total floor area: 60.9 sq.m. (656 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Sheldon Bosley Knight Nuneaton

Sheldon Bosley Knight, 39 Newdegate Street, Nuneaton – CV11 4ER

02476374949 • nuneaton@sheldonbosleyknight.co.uk • www.sheldonbosleyknight.co.uk/