



Main Street
Nailstone
Nuneaton
Leicestershire
CV13

Offers In Excess Of £260,000

bettermove

Main Street Nuneaton

Bettermove are proud to present this 3 bedroom detached house in Nailstone, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from high performance glazing, gas central heating throughout and has off street parking available via the driveway.

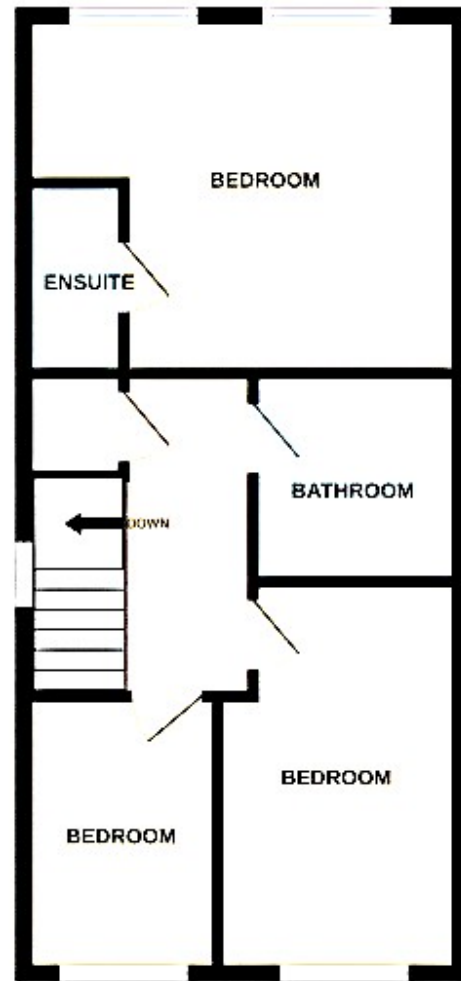
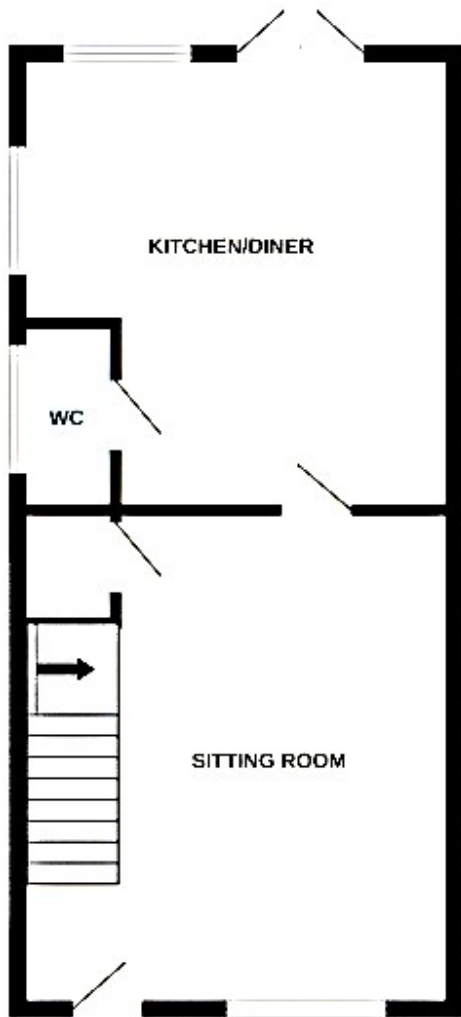
The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, modern fitted kitchen/diner, and WC on the ground floor. The first floor consists of three good sized bedrooms, including two doubles, and a single, and a three piece family bathroom, as well as an en-suite in the master bedroom. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought-after village of Nailstone, Nuneaton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Hinckley Train Station (9.9 miles), a variety of local bus routes, and quick access to the M1, and M42.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	73	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	84	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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