



**50 Clarence Street, Nuneaton, CV11 5PU**  
**Asking Price £150,000**

We are pleased to welcome to market this Two Bedroom Terraces home on Clarence Street.

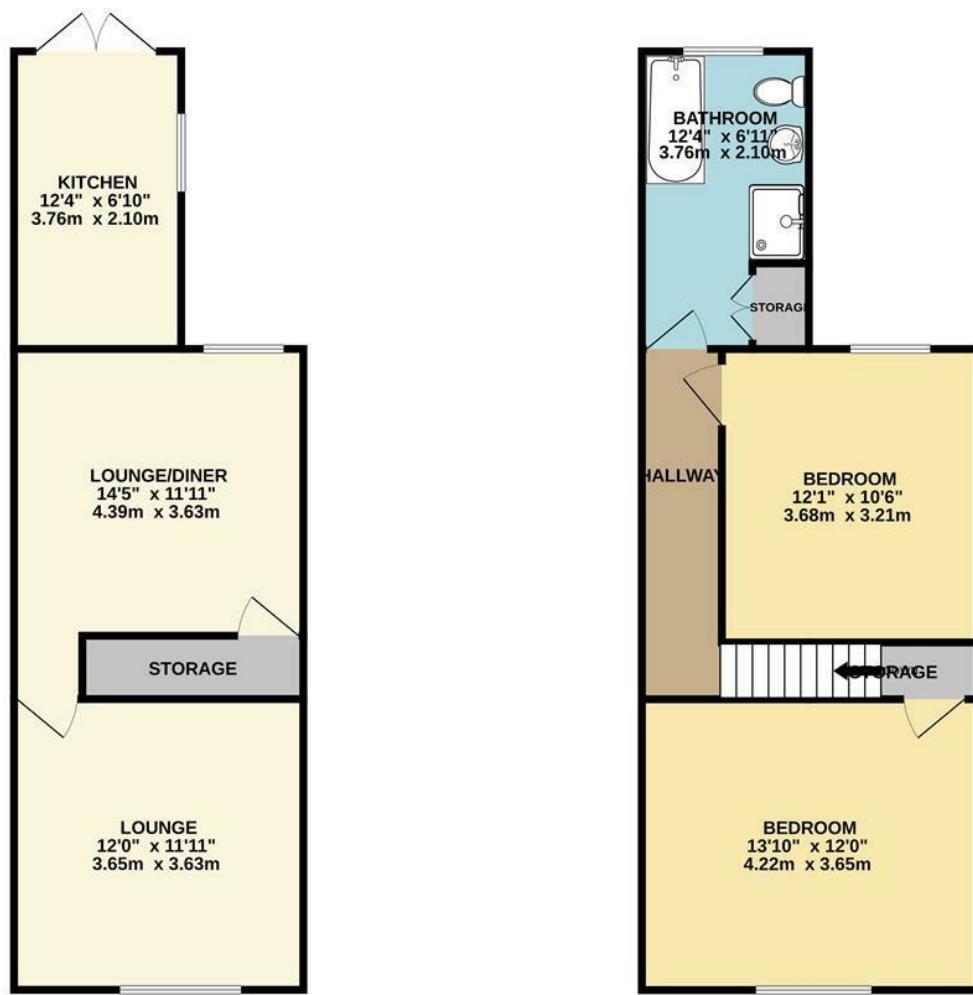
The property comprises; lounge, dining room, kitchen with french doors leading to the rear garden. The first floor has Two double bedrooms and family withroom complete with a shower cubicle and bath.

Call our office today to arrange your viewing.



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other feature approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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.

Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		67
(69-80) C		
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		62
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

63-65 Regent Street, Nuneaton, CV11 4BL

T. 02476343683 F. 02476371939 E. [sally@seproperties.co.uk](mailto:sally@seproperties.co.uk)

PROPRIETOR - Sally A Ellis (DIP RLM)

VAT Reg No: 233 3230 52 Company No: 09803013