



**6 Portia Close, Nuneaton, CV11 6NY**

**Asking Price £245,000**

Two bedroom mid terrace mews house with spacious living area, kitchen/diner and rear lean-to/utility area, shower room to first floor, front and rear gardens. Gas central heating, double glazing, vacant possession with no chain. Ideal first time purchase or buy to let.

### Entrance Lobby

3'3" by 4'8" (1 by 1.44)

Entrance to the property via double glazed door leading into single glazed internal lobby with full height storage cupboards.

### Lounge

15'1" by 13'8" (4.6 by 4.17)



Spacious reception room with double glazed bay window looking out onto the front garden and street. Entrance is via a single glazed lobby, stairs leading to the first floor and door leading into the kitchen/diner.

### Kitchen/Diner

15'1" by 10'7" (4.6 by 3.25)



Kitchen diner with a range of base and wall units, integrated oven and hob and sink/drainers, central heating radiator and door leading out to rear hallway/utility area, mostly double glazed.

### Rear Lobby/Utility Room

6'6" by 5'7" (2 by 1.72)



Utility area, plumbing for washing machine, worktop, double glazed windows and door to garden.

### Shower Room

9'10" by 5'2" (3 by 1.6)



Mostly tiled shower room with shower cubicle, sink unit with cupboard unit under and low level WC, heated towel rail and double glazed window.

### Bedroom 1

15'1" max by 13'1" (4.6 max by 4)



Master bedroom with two double glazed windows to the front, central heating radiators and large over stairs storage cupboard.

### Bedroom 2

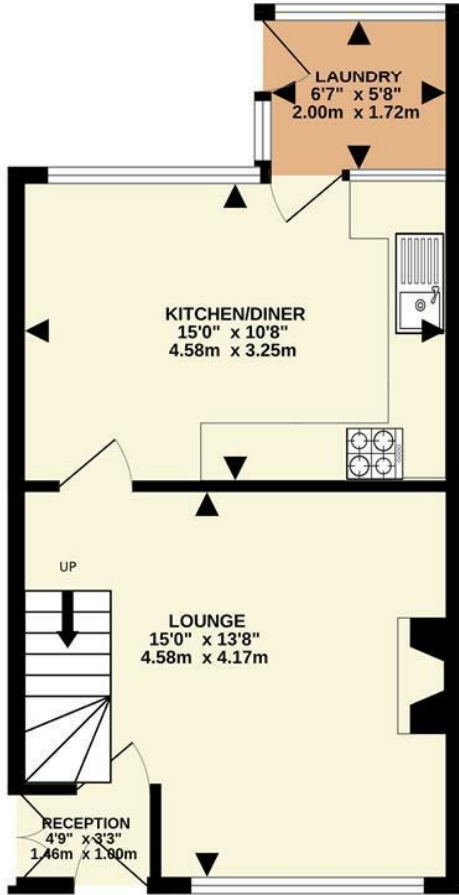
9'10" by 9'10" (3 by 3)



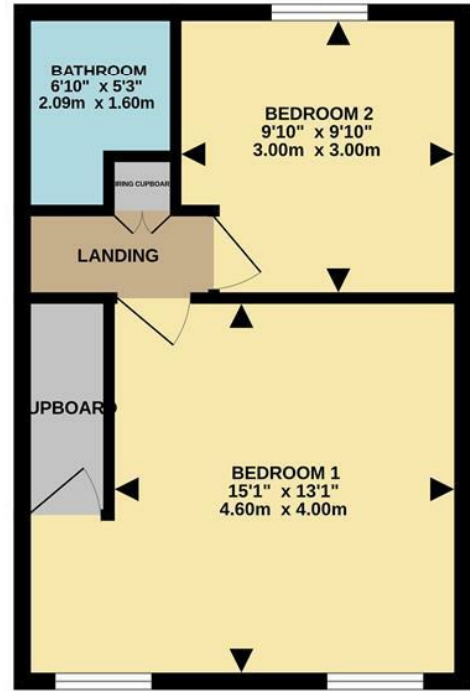
Rear double bedroom with double glazed window to the rear and central heating radiator.



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(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			
(81-91) B			
(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	

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