



**23 Beaumont Place, Nuneaton
CV11 5HE
Asking Price £220,000**

Nestled in the tranquil cul-de-sac of Beaumont Place, Nuneaton, this charming semi-detached house offers a delightful family home with ample space and a welcoming atmosphere. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those who simply desire extra space.

One of the standout features of this home is its larger than average rear garden, situated in a corner position. This expansive outdoor area provides a wonderful opportunity for gardening enthusiasts or for families to enjoy outdoor activities and gatherings during the warmer months. The garden is a blank canvas, ready for your personal touch, whether that be a vibrant flower bed, a vegetable patch, or a play area for children.

The location of Beaumont Place is particularly appealing, offering a peaceful environment while still being conveniently close to local amenities and transport links. This makes it an ideal choice for those seeking a balance between suburban tranquillity and accessibility to the wider area.



Entrance via

Double glazed entrance door leading into:

Entrance Hall

Radiator, wooden laminate flooring, dado rail, door to Storage cupboard with double glazed window to side and doors to:.

Reception Room

Double glazed bow window to front, coal effect living flame effect electric fire set in wooden surround and radiator,

Reception Room

11'6" x 12'1" (3.50m x 3.68m)

Window to rear, radiator, wooden laminate flooring, wall lights, coving to textured ceiling with ceiling rose, door to inner hall and opening to:

Kitchen

11'9" x 7'0" (3.58m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, four ring electric hob with extractor hood over, window to side, door to garden.

Inner Hallway

Stairs to first floor landing.

Landing

Obscure double glazed window to side, access to loft space, doors to:

Bedroom

8'1" x 5'3" (2.46m x 1.61m)

Double glazed window to front, double radiator.

Bedroom

11'9" x 9'9" (3.57m x 2.97m)

Double glazed window to front, double radiator, TV point.

Bedroom

10'6" x 9'7" (3.21m x 2.93m)

Double glazed window to rear, double radiator, concealed combination boiler serving heating system and domestic hot water.

Bathroom

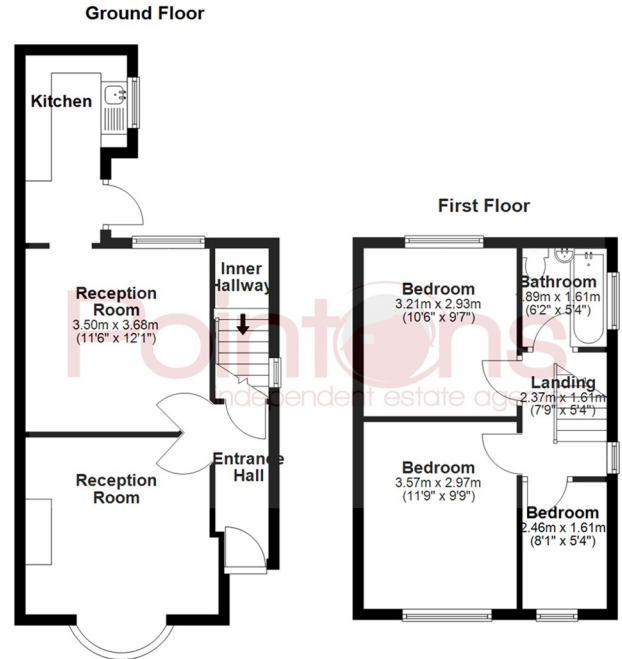
Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, obscure double glazed window to side, double radiator, coving to ceiling.

Outside

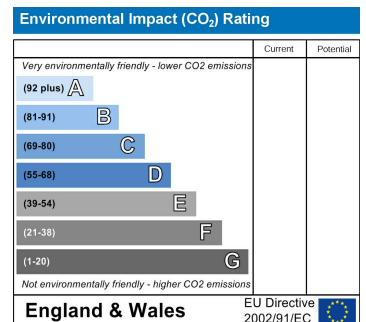
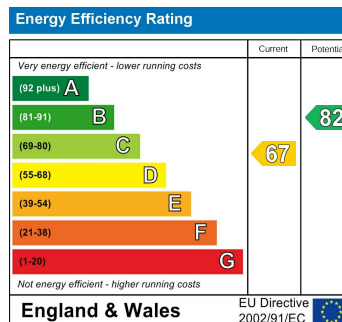
To the rear is a larger than average garden mainly laid to lawn with shrub borders and patio area. Detached garage (limited access) with personal door from garden area, gated access leading to front. The front has a block paved driveway providing parking

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



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