



**24 Roseway, Nuneaton, CV13 6HG**

**£335,000**



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\*\*\* NO CHAIN \*\*\* RH Homes is delighted to offer this modern three bedroomed semi detached house in the desirable village location of Stoke Golding. The accommodation briefly comprises an Entrance Hallway, Lounge, extended Dining Kitchen, Downstairs WC, First Floor landing, Two Double Bedrooms, Family Bathroom, and stairs to Second Floor with a third Double Bedroom. Also, Well maintained Rear Gardens, detached brick Garage & ample off road parking to the front. Double glazing and gas fired central heating throughout \*\*\* NO CHAIN - IDEAL SCHOOL CATCHMENTS \*\*\*

Council Tax - C

### Entrance Hall

With laminate wood flooring, radiator, understairs storage area and composite door to the front elevation.

### Lounge

With radiator and UPVC double glazed bay window to the front aspect.

### Dining Area

With laminate wood flooring, radiator, UPVC double glazed window to the side and door to the rear patio and gardens.

### Kitchen

Having a good range of wall and base level units with working surfaces over and splashback surround, integrated dishwasher, and washing machine, a four ring electric hob with hood over, double eye level electric oven, an inset one and a half stainless steel sink and drainer, laminate wood flooring and UPVC double glazed window over looking the rear gardens.

### Landing

With UPVC double glazed window to the side aspect and access to:

### Bedroom One

Having radiator and UPVC double glazed window to the front elevation.

### Dressing Room

With fitted clothes rails and UPVC double glazed window to the front elevation.

### Bedroom Two

Having radiator and UPVC double glazed window to the rear aspect.







### Family Bathroom

Offering a white three piece suite comprising: low flush WC, wash hand basin set in a gloss vanity casing, and bath with thermostatic rainfall shower and screen. Also, full tiled surround, laminate flooring, heated towel rail and UPVC doubled glazed window to the rear aspect.

### Second Floor Landing

With sky light window to the rear aspect.

### Bedroom Three

With eves storage, radiator and sky light window to the rear elevation.



### Outside

To the front is a block paved driveway allowing off road parking for multiple vehicles and a timber gate to further rear parking and a brick built detached single garage (with power, lighting and up & over door).

To the rear is a slabbed patio area with a tiered lawned garden set in attractive railway sleepers with a pond at the rear of the garage.

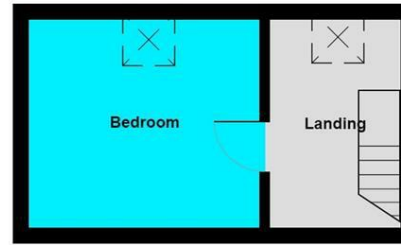
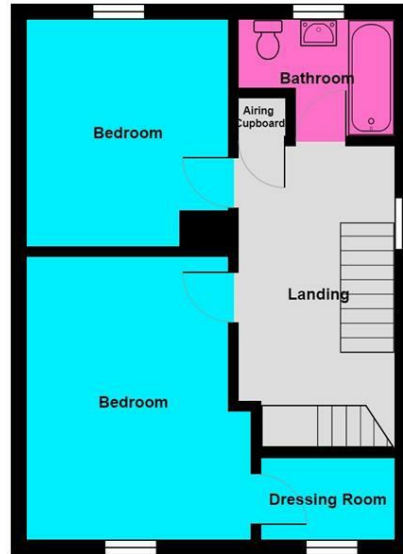




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Total Area: 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along the A447 Ashby Road, at the traffic lights at the perimeter Road take a left turn onto Normandy Way, continue along Normandy Way, and then at the roundabout take a right turn onto Stoke Road into Stoke Golding, at the fork in the road take a left onto Hinckley Road, and then right onto Greenwood Road, left at the T-junction at the top onto Sherwood Road, right on to Whitemoors Road and then left at the top onto Roseway, where the property is located on the left hand side. For

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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