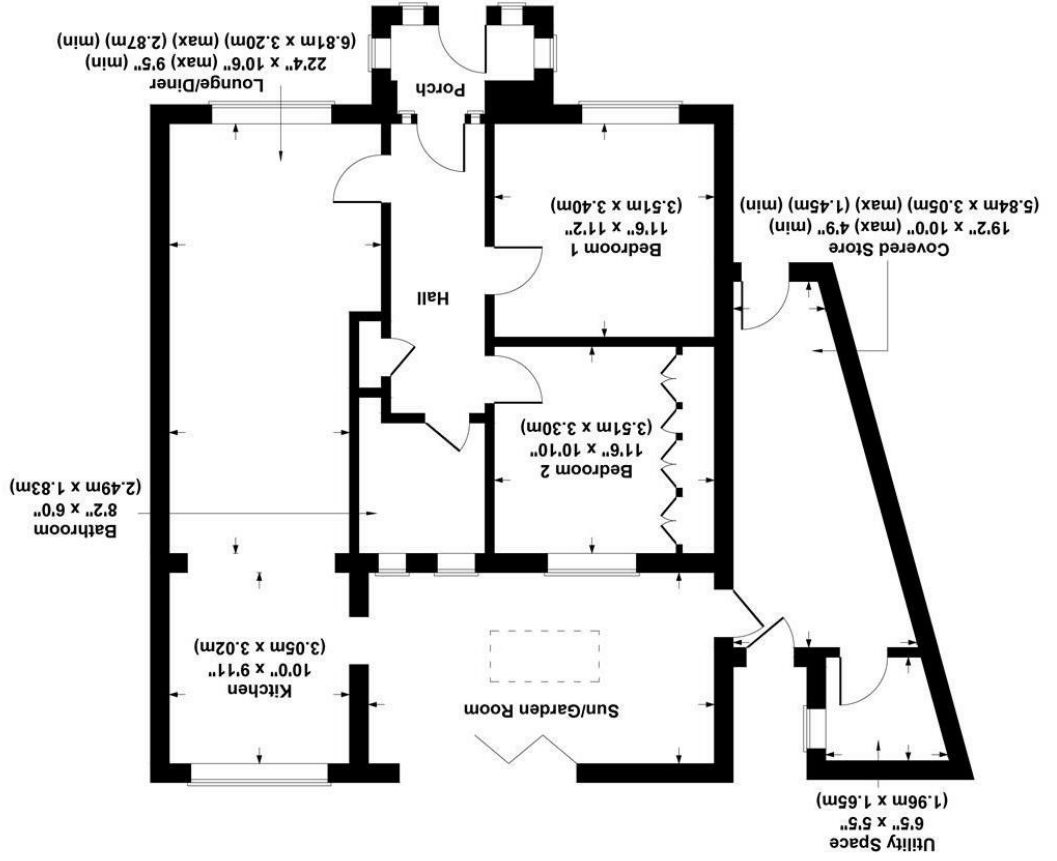


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Please contact our Atherstone Office on 01827 215 100
 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



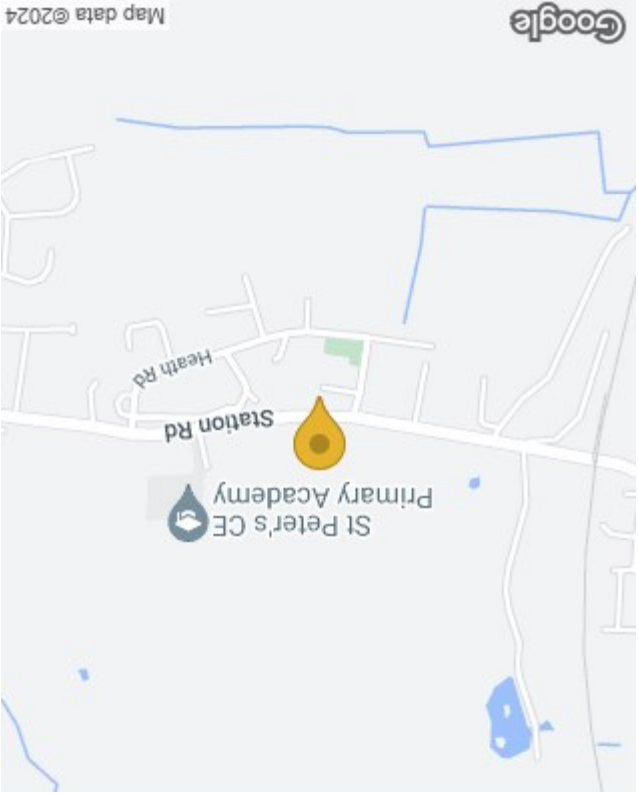
Hillside
 Approximate Area = 1181 sq ft / 109.7 sq m



Floor Plan

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

Energy Efficiency Graph



Area Map



7 Hillside
 Nuneaton, CV13 0PH
 Offers Over £325,000



7 Hillside

Nuneaton, CV13 0PH

Presenting a meticulously maintained and tastefully upgraded two-bedroom semi-detached bungalow located in the highly sought-after village of Market Bosworth. This charming residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a cosy yet functional home. Nestled on the outskirts of the village, it enjoys proximity to picturesque countryside and easy access to major road networks, including the A444, enhancing its appeal to discerning buyers.

The property has been completely transformed by the owners, featuring a stunning garden/sun room with a lantern and bifold doors, replacement windows and doors, and tasteful decoration throughout, amongst other improvements.

Upon entry through the vastly improved front porch, featuring a composite door, you are greeted by a spacious entrance hallway leading to various living spaces. Off the central hallway, you have access to two double bedrooms, a bathroom, and the remainder of the property, which includes an open-plan kitchen, dining, and living space, as well as the sun/garden room.

The bungalow comprises two



double bedrooms, situated at the front and middle of the property. Bedroom one offers ample space with a large window providing natural light, while bedroom two benefits from fitted wardrobes and a window connecting to the sun/garden room. The contemporary bathroom is elegantly appointed with a bath unit, white inset WC, and seamless link sink vanity unit with integrated storage, complemented by full wall tiling.

