



Heath End Rd, Nuneaton, CV10 7HG



# Property Description

This spacious semi detached house briefly comprises entrance porch with access to the entrance hall having quarry tiled flooring, staircase to the first floor landing and storage cupboard beneath housing the mains gas combination boiler.

The spacious lounge/dining room has quarry tiled flooring in the dining area and PVCu double glazed patio doors to the rear garden. The kitchen has a range of eye and base level modern white coloured units having worksurface with incorporated Belfast style sink and integrated electric hob, oven and extractor unit. There is also a storage cupboard and PVCu double glazed windows to both the side and rear elevations providing natural light.

The first floor landing has a storage cupboard, PVCu double glazed window, access to the loft and panelled doors leading to the three good size bedrooms. The shower room has a corner shower cubicle with shower unit, vanity unit with incorporated hand wash basin and a low level W.C. The property also benefits from mains gas central heating and PVCu double glazing.

Outside the front garden is laid to lawn with shrub borders, tarmac driveway providing off road parking for vehicles leading to a carport and garage. The rear garden enjoys a southerly aspect being laid mainly to lawn with established shrub and tree borders. There is also a paved patio area and the garden is enclosed by fencing enjoying views over open fields to the rear.

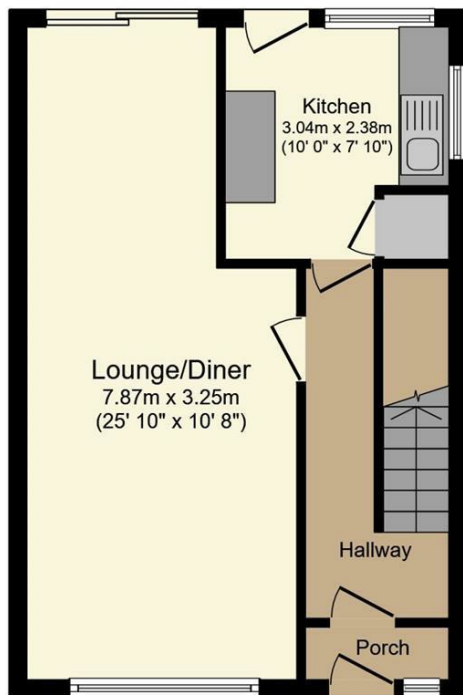
Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.





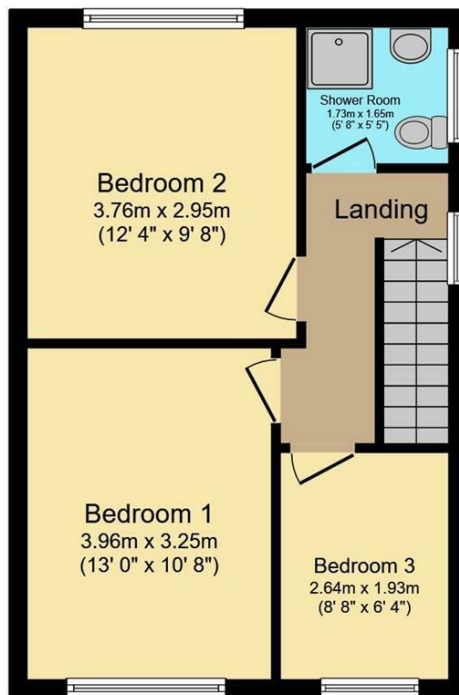






### Ground Floor

Floor area 39.9 sq.m. (430 sq.ft.)



### First Floor

Floor area 39.9 sq.m. (430 sq.ft.)

**TOTAL: 79.8 sq.m. (859 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Key Features

- Semi Detached House
- Lounge/Dining Room
- Kitchen With Hob & Oven
- Three Bedrooms
- Shower Room
- Mains Gas Central Heating
- PVCu Double Glazing
- Front & Rear Gardens
- Carport & Garage
- Open Aspect To The Rear

**£260,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Nuneaton & Bedworth

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee