



154, Hickman Road, Galley Common, Nuneaton, CV10 9NG

HOWKINS &
HARRISON

154, Hickman Road,
Galley Common,
Nuneaton, CV10 9NG

Guide Price: £299,000

A well presented, traditional two bedroom semi detached property situated within a popular residential location.

Having just under 1000sqft of internal accommodation comprising of:- sitting room, separate dining room opening into a well equipped kitchen/ breakfast room with door to the rear garden. To the first floor there are two double bedrooms and a four piece bathroom.

Outside there is ample parking, a mature rear garden and a detached outbuilding offering further potential for a annexe /home office.

An early internal viewing is strongly recommended.



Location

The property is located in the popular area of Galley Common, which is about 3.5 miles east of Nuneaton town centre and 12 miles north of Coventry. Galley Common is a well regarded suburb of Nuneaton and the local primary school, which is a short level walk (approximately 300m) to the east of the site along School Lane, is rated 'Outstanding'* by Ofsted. School Lane is a quiet no through road leading to open countryside.

Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, N69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

Travelling Distances

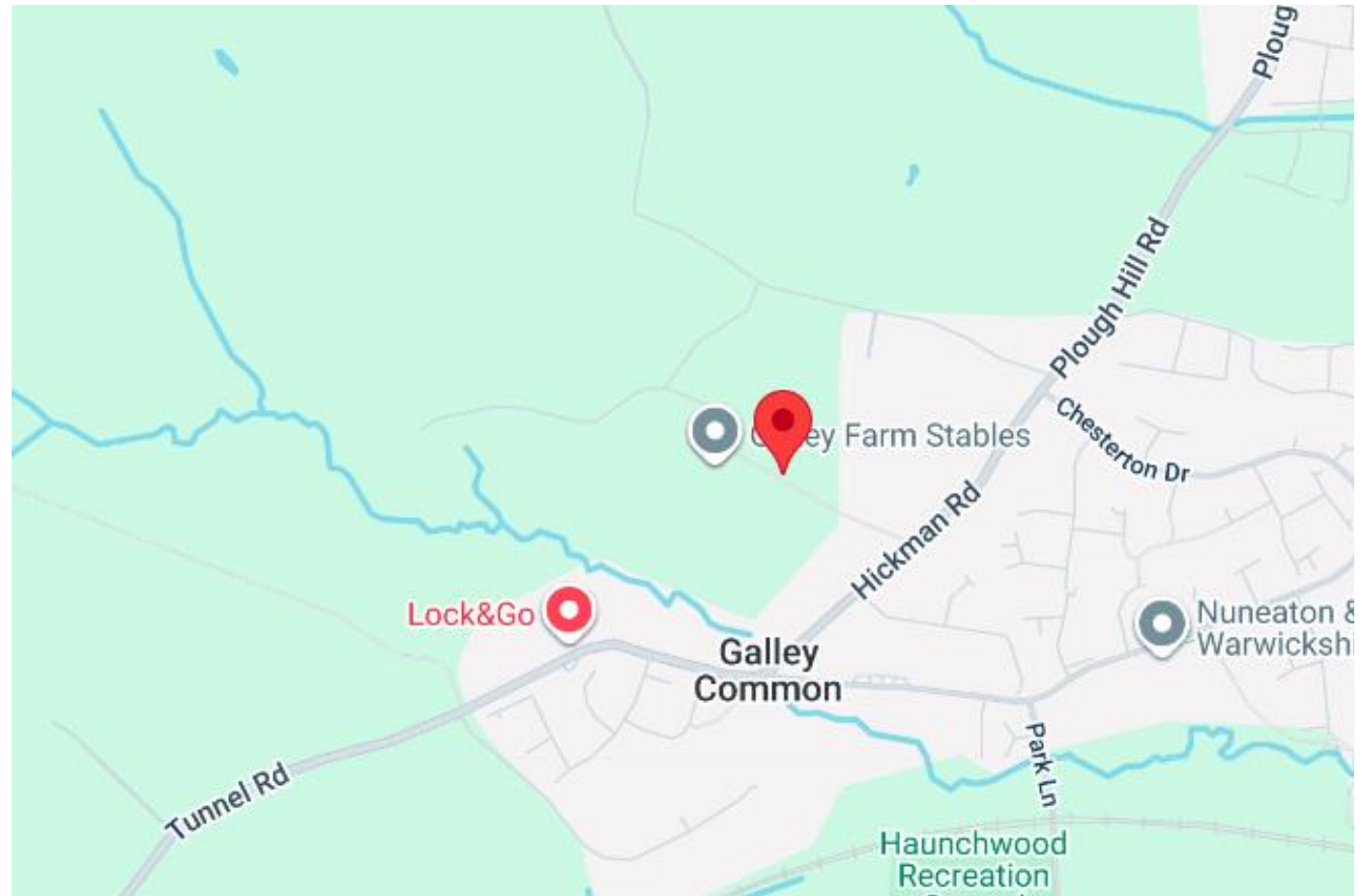
Hinckley - 9.9 miles

Coventry - 11.6 miles

Atherstone - 4.7 miles

Birmingham International Airport - 14.4 miles

Nuneaton has a mainline railway station with services to London Euston (70 minutes).



Accommodation Details - Ground Floor

The front door opens directly into the sitting room which has a feature fireplace, with solid fuel burner fitted, window to the front elevation and door leading into the separate dining room. This room has dual aspect windows to both sides and a door to a staircase rising to the first floor. The well equipped kitchen/breakfast room is located to the rear of the property and has been fitted with a modern range of Shaker style units, ample work preparation surfaces built in appliances including wine cooler, inset ceiling lighting and door to the rear garden.

First Floor

To the first floor there are two good size bedrooms and a family bathroom which is fitted with an oval shaped bath and shower screen with complementary tiling.



Outside

Externally to the side of the property a driveway provides parking and access to a detached outbuilding offering potential for further accommodation/office. The rear garden has a paved patio, lawned area and raised flowerbeds alongside a garden shed.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Well presented semi-detached home
- Two reception rooms
- Large modern kitchen/breakfast room
- Two good size bedrooms
- First floor four piece bathroom
- Ample parking to the side
- Mature rear garden
- Detached outbuilding suitable variety of uses



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, and electricity are connected to the property. The central heating is by solid fuel and broadband is connected to the property.

Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

Council Tax

Band - B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



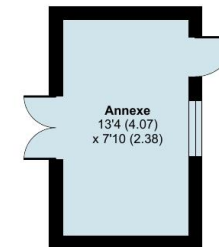
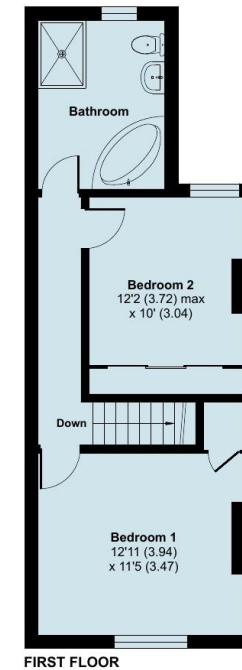
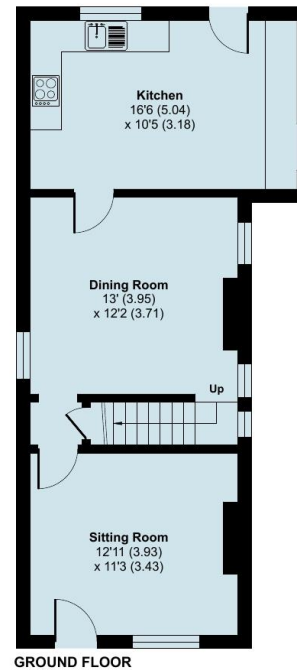
Hickman Road, Galley Common, Nuneaton, CV10

Approximate Area = 963 sq ft / 89.4 sq m

Annexe = 104 sq ft / 9.6 sq m

Total = 1067 sq ft / 99 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1348243

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.