



Tuttle Hill, Nuneaton CV10 0HR Asking Price £250,000

Welcome to this charming semi-detached house located on the popular thoroughfare of Tuttle Hill, Nuneaton. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Parking will never be an issue with space for two vehicles on the block-paved drive, making coming home a breeze. The absence of a chain means a smoother and quicker process for those eager to make this house their own.

One of the highlights of this lovely home is the utility room, providing extra storage and functionality to keep your living space organised. Additionally, the conservatory offers a tranquil spot to enjoy a cup of tea while basking in the natural light that fills the room.

Don't miss out on the opportunity to own this delightful property in Tuttle Hill. Book a viewing today and envision the endless possibilities to turn this house into your dream home.



Entrance

Via sliding door leading into:

Porch

Double glazed windows and door to:

Entrance Hall

Radiator, telephone point, dado rail, textured ceiling, stairs to first floor landing, doors to:

Lounge

15'3" x 11'11" (4.66m x 3.62m)

Double glazed bay window to front, coal effect living flame effect gas fire with Adam style surround and marble effect, TV point, dado rail, coving to textured ceiling, door to kitchen.

Sitting Room

11'0" x 11'7" (3.35m x 3.53m)

Textured ceiling, double obscure sliding patio door to conservatory and door to:

Kitchen

11'11" x 6'11" (3.62m x 2.10m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge, gas cooker, two double glazed windows to side, door to sitting room and sliding glazed door to:

Conservatory

Being constructed of brick and pvc double glazed construction with polycarbonate roof and power and light connected, radiator, wooden laminate flooring, double glazed door to side, sliding patio double glazed door to garden and opening to:

Utility

10'4" x 7'4" (3.15m x 2.23m)

Having base units with worktop over, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, coving to textured ceiling.

Landing

Access to loft space and doors to:

Bedroom

15'3" x 12'0" (4.64m x 3.67m)

Double glazed bay window to front, fitted wardrobes with full-length mirrored sliding doors, hanging rails and shelving, double radiator, dado rail.

Bedroom

11'0" x 12'1" (3.36m x 3.69m)

Double glazed window to rear, fitted wardrobes with full-length mirrored, hanging rails and shelving, radiator, dado rail, concealed wall mounted boiler serving heating system and domestic hot water.

Bedroom

8'11" x 5'11" (2.72m x 1.81m)

Double glazed window to front, radiator.

Bathroom

Three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, obscure double glazed window to rear,

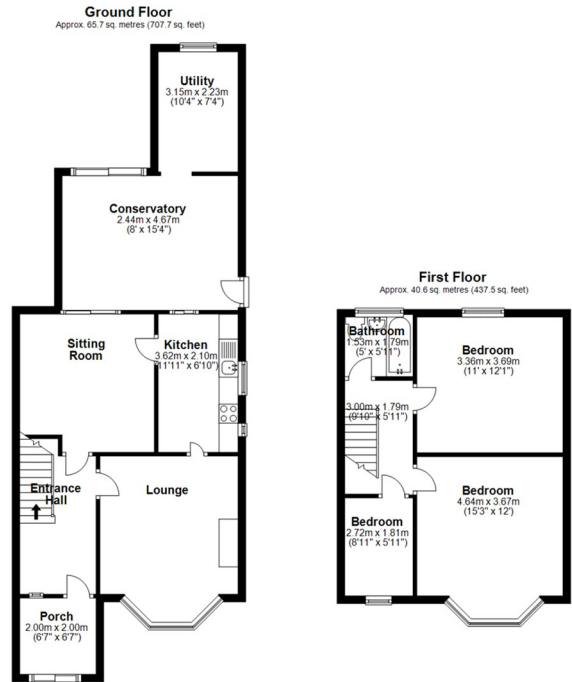
Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders and patio area.

To the front is a block paved driveway providing parking for two vehicles, pedestrian access down the side, shrub borders and being partially enclosed by a brick wall.

General

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. Council tax band B payable to Nuneaton & Bedworth Borough Council.



Total area: approx. 106.4 sq. metres (1145.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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