



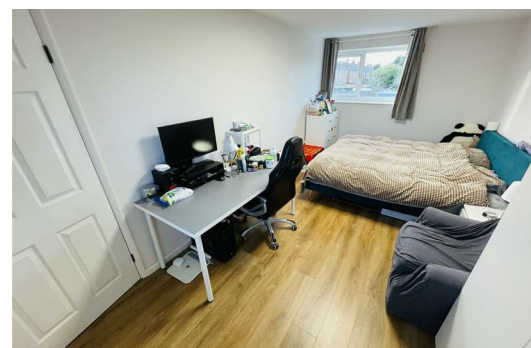
The Dingle, Nuneaton CV10 9DH Asking Price £169,000

Nestled in the quiet street of The Dingle, Nuneaton, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. Recently refurbished, the property boasts a fresh and inviting atmosphere, making it an ideal choice for first-time buyers or those looking to downsize or invest.

Upon entering, you will find a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The shower room is modern and functional, catering to all your daily needs, as well as having a downstairs w.c.

One of the notable features of this property is the convenient parking, a valuable asset in this desirable location. The Dingle offers a pleasant community feel, with local amenities and transport links within easy reach, ensuring that you are well-connected to the wider area.

This terraced house is not just a home; it is a lifestyle choice, combining comfort, convenience, and modern living. If you are looking for a property that has been lovingly updated and is ready for you to move in, this could be the perfect fit. Do not miss the chance to make this lovely house your new home.



Entrance

Via double glazed door leading into:

Entrance Hall

Stairs with feature light up treads to first floor landing, opening to Kitchen/Diner, door to:

Lounge

16'9" x 10'5" (5.10m x 3.18m)

Double glazed window to rear, double glazed window to front, double radiator, wooden laminate flooring, coving to ceiling.

Kitchen/Diner

16'9" x 12'2" (5.10m x 3.70m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with swan neck mixer tap, integrated dishwasher, plumbing for washing machine, eye level electric fan assisted oven, five ring gas hob with extractor hood over, double glazed window to rear, double glazed window to front, double radiator, wooden ceramic tiled flooring, double glazed door to garden, opening to under-stairs storage cupboard housing fridge freezer and door to:

WC

Low-level WC and extractor fan.

Landing

Double glazed window to rear, double radiator, wooden laminate flooring, doors to:

Bedroom

16'10" x 9'3" (5.14m x 2.82m)

Double glazed windows to front and rear, radiator, wooden laminate flooring.

Bedroom

10'11" x 10'6" (3.34m x 3.21m)

Double glazed window to front, radiator, wooden laminate flooring, opening to Storage cupboard.

Shower Room

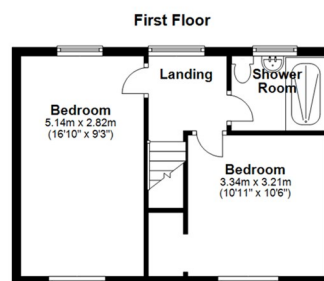
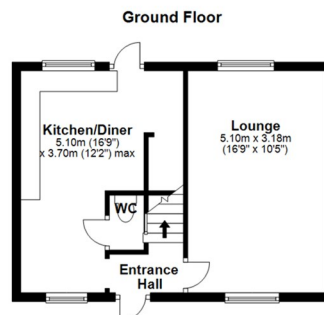
Fitted with three piece suite comprising tiled double shower area, vanity wash hand basin with drawers and mixer tap, low-level WC and ceramic tiling to all walls, obscure double glazed window to rear, ceramic tiled flooring, access to loft space.

Outside

To the rear is an enclosed garden. To the front is a garden and driveway providing parking

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 A payable to Nuneaton & Bedworth Borough Council



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(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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