



The Dingle, Nuneaton CV10 9DH Asking Price £170,000

This delightful end terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, one having two separate areas,) this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere. The layout is practical, allowing for easy movement throughout the home. The property features a well-appointed bathroom, designed for both convenience and comfort. It provides all the essential amenities, ensuring a pleasant experience for residents and visitors alike.

This terraced house offers a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in Nuneaton. With its appealing features and prime location, this property is not to be missed. Whether you are a first-time buyer or seeking a rental opportunity, this home is sure to meet your needs.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Double radiator, wooden laminate flooring, coving to ceiling, stairs to first floor landing, opening to Lounge, door to Storage cupboard.

Lounge

16'10" x 10'5" (5.13m x 3.18m)

Double glazed window to front, double glazed bay window to side, double radiator, two radiators, wooden laminate flooring, coving to textured ceiling, open plan to:

Kitchen/Breakfast Room

9'4" x 12'2" (2.84m x 3.71m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for slimline dishwasher, gas and electric point for cooker, double glazed window to side, radiator, wooden laminate flooring, doors to Storage cupboards

Utility

6'6" x 5'3" (1.97m x 1.61m)

Space for fridge/freezer and tumble dryer, double glazed window to front, wooden laminate flooring, coving to ceiling, double glazed door to garden.

Landing

Door to Storage cupboard housing combination boiler serving domestic hot water and central heating, doorsto:

Bedroom

10'10" x 8'2" (3.30m x 2.49m)

Double glazed window to front, coving to ceiling, door to Storage cupboard.

Bedroom Area

7'2" x 10'7" (2.19m x 3.23m)

Double radiator, opening into:

Bedroom Area

9'5" x 10'7" (2.86m x 3.22m)

Double glazed window to side, double glazed window to front, double radiator.

Bathroom

Fitted with three piece suite comprising panelled with shower over and glass screen, vanity wash unit with cupboard under and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, obscure double glazed window to side, ceramic tiled flooring, access to loft.

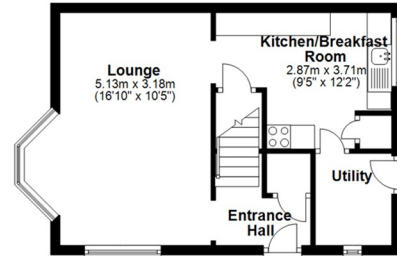
Outside

This property is on a corner plot with gardens to three sides which are enclosed with paved patio and lawns, with pathway leading to entrance.

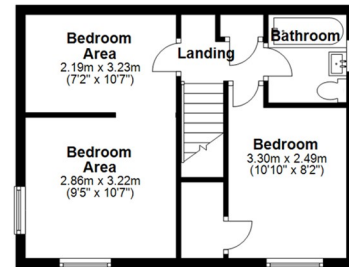
General Information

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.

Ground Floor



First Floor



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			90
(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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