

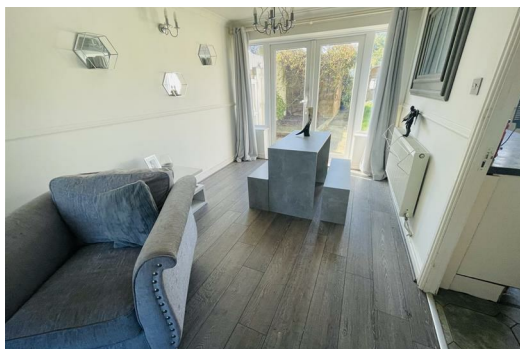


9 Townsends Close, Burton Hastings Nuneaton CV11 6RQ Asking Price £225,000

Nestled in the charming area of Townsends Close, Burton Hastings, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is its picturesque views over the surrounding countryside, providing a serene backdrop that enhances the overall appeal of the home. With no onward chain, this property is ready for you to move in without delay, making it an attractive option for buyers eager to settle into their new abode swiftly. The location in Burton Hastings offers a blend of rural charm and accessibility, making it a desirable place to live.

This terraced house is not just a property; it is a place where memories can be made. If you are looking for a home that combines comfort, space, and beautiful views, this could be the perfect choice for you. Don't miss the chance to make this lovely house your new home.



Entrance

Via part glazed door leading into:

Entrance Hall

Double radiator, wooden laminate flooring, stairs to first floor landing, door to:

Lounge/Dining Room

22'9" x 13'11" (6.93m x 4.25m)

Double glazed bow window to front, coal effect living flame effect gas fire set in Adam style surround, two double radiators, wooden laminate flooring, TV point, dado rail, wall lights, coving to textured ceiling, double glazed French double doors to garden, door to:

Kitchen

10'2" x 8'0" (3.09m x 2.44m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl china sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge, gas point for cooker with extractor hood over, double glazed window to rear, ceramic tiled flooring, coving to ceiling with combination boiler serving heating system and domestic hot water, stable door to garden.

Landing

Door to Storage cupboard, doors to:

Bedroom

13'1" x 13'3" (3.99m x 4.03m)

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

Bedroom

9'7" x 13'0" (2.92m x 3.97m)

Double glazed window to rear, radiator, textured ceiling.

Bedroom

8'2" x 8'6" (2.50m x 2.59m)

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

Bathroom

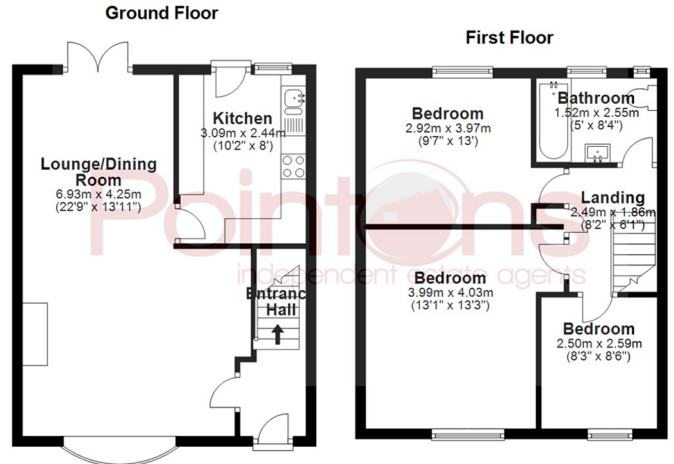
Fitted with three piece suite comprising panelled bath with shower and folding glass screen, vanity wash hand basin with cupboard under and mixer tap and low-level WC, tiled splashbacks, two double glazed windows to rear, radiator, wooden laminate flooring.

Outside

To the rear is an enclosed garden mainly laid to lawn, paved patio. A brick built store and summer house both having power for ease of convenience. To the front is also laid to lawn with path 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.



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		88
(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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