



**Edinburgh Road, Nuneaton
CV10 9FP
Asking Price £250,000**

This modern detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. With three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this home offers both comfort and privacy. The additional bathroom ensures that there is ample space for family and guests, making morning routines a breeze.

The convenience of a downstairs guest cloakroom adds to the practicality of this delightful residence, catering to the needs of modern living. This property is not only stylish but also thoughtfully designed to provide a welcoming atmosphere. Its location on Edinburgh Road offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of tranquillity and convenience.

In summary, this detached house is a wonderful opportunity to secure a contemporary family home in a sought-after area of Nuneaton. Don't miss your chance to make this charming property your own.



Entrance

Via canopy porch and double glazed entrance door leading into:

Entrance Hall

Radiator, stairs to first floor landing with spindles, doors to:

Lounge

15'10" x 9'11" (4.83m x 3.03m)

Two double glazed windows to front, two radiators, telephone point, TV point, coving to ceiling, double glazed double doors to garden.

Kitchen/Dining Room

16'2" x 16'3" (4.92m x 4.96m)

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, integrated fridge/freezer, dishwasher and washing machine, built-in fan assisted oven, four ring gas hob with extractor hood over, double glazed windows to rear, side, and two to the front, three radiators, wooden laminate flooring, concealed combination boiler serving heating system and domestic hot water, doors to Storage cupboard, one to outside and further one to:

Cloakroom

Obscure double glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator.

Landing

Double glazed window to rear, radiator, doors to:

Master Bedroom

11'9" x 15'0" (3.57m x 4.57m)

Two double glazed windows to front, radiator, door to:

En-suite Shower Room

Fitted with piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, shaver point, obscure double glazed window to side, radiator.

Bedroom

6'5" x 6'10" (1.95m x 2.08m)

Double glazed window to rear, radiator.

Bedroom

11'5" x 11'5" (3.47m x 3.49m)

Two double glazed windows to front, radiator, access to loft, door to Storage cupboard.

Bathroom

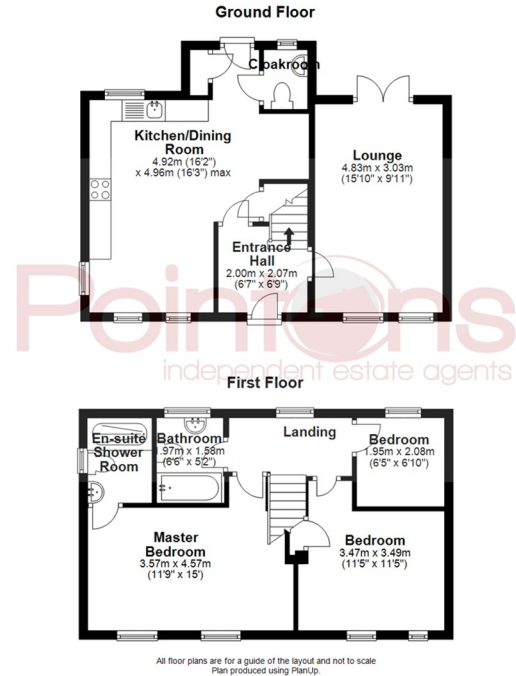
Fitted with three piece comprising panelled bath with shower, mixer tap and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, extractor fan, double glazed window to rear, double radiator, wooden laminate flooring.

Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders, shed, paved patio, pedestrian access to parking area at the side, The front has wrought iron railings with further garden area to the adjacent sides and 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 is payable to Nuneaton & Bedworth Borough Council and is band C. There is also an estate maintenance charge of £13 per month for upkeep of public areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			80
(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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