



Orford Rise, Nuneaton Warwickshire CV10 9RY Asking Price £245,000

Nestled in the charming area of Orford Rise, Galley Common, Nuneaton, this delightful semi-detached house is an ideal choice for first-time buyers or families seeking a welcoming home. Built in 1999, the property boasts a modern design.

Upon entering, you will find a spacious reception room that provides a perfect space for relaxation and entertaining. The heart of the home is undoubtedly the open-plan kitchen and dining area, which features elegant quartz worktops, offering both style and functionality. This layout encourages a sociable atmosphere, making it easy to host family gatherings or enjoy quiet meals together.

The property comprises three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is conveniently located, ensuring comfort and privacy for all.

With its blend of modern amenities and a friendly community atmosphere, this home is not just a place to live but a place to thrive. The surrounding area offers a sense of tranquillity while still being within easy reach of local amenities and transport links, making it a perfect retreat for those looking to balance convenience with a peaceful lifestyle.

In summary, this semi-detached house on Orford Rise is a wonderful opportunity for anyone looking to establish roots in a lovely neighbourhood. Don't miss the chance to make this charming property your new home.



Hallway

Entrance door to front, wood effect ceramic tiled flooring, stairs leading to first floor landing, door to:

Lounge

10'3" x 9'9" (3.13m x 2.96m)

UPVC double glazed window to front, wood effect ceramic tiled flooring, display unit, log burner

Kitchen/Diner

9'11" x 14'4" (3.03m x 4.38m)

Fitted with a matching range of base and eye level units with quartz worktop space over, integrated fridge, freezer washing machine and dishwasher, with integrated fan assisted oven, built-in four ring gas hob with pull out extractor hood over, integrated microwave, wood effect ceramic tiled flooring with ceiling spotlights, matching island unit with storage under, uPVC double glazed obscure door to side, uPVC double glazed double door to rear, door to:

Storage

Tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water with timer control.

Bedroom 3

8'0" x 5'9" (2.43m x 1.74m)

UPVC double glazed window to rear, fitted carpet flooring, textured ceiling, door to:

Landing

UPVC obscure double glazed window to side with fitted carpet flooring, textured ceiling, access to attic area, door to:

Bedroom 2

7'11" x 8'6" (2.42m x 2.60m)

UPVC double glazed window to rear, laminate flooring, textured ceiling.

Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail.

Bedroom 1

9'4" x 11'10" (2.85m x 3.60m)

Two uPVC double glazed windows to front, fitted carpet flooring, textured ceiling, door to:

Outside

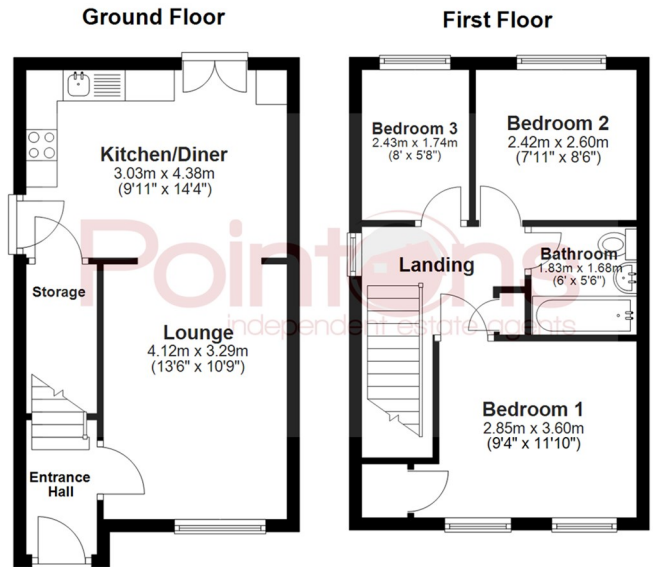
To the rear is an enclosed garden with artificial grass, decked patio and storage shed. To the front is a driveway providing parking and further lawn area

Tenure

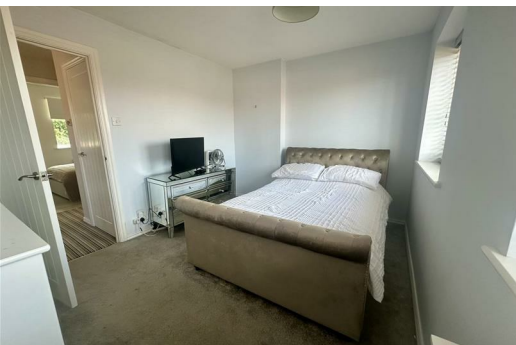
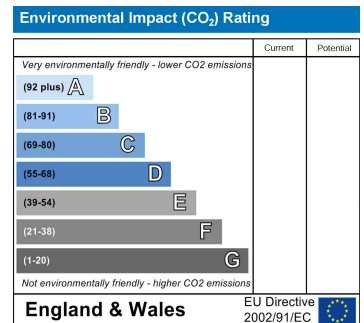
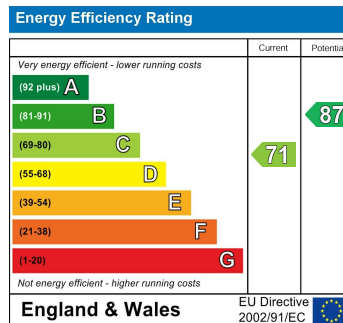
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NBBC, EPC rating C

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.



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