



## Herbert Street, Nuneaton Warwickshire CV10 7DX Offers Over £200,000

Nestled in a tranquil cul-de-sac on Herbert Street, Nuneaton, this charming semi-detached house is an ideal opportunity for first-time buyers seeking a comfortable and inviting home. Built in 1980, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a spacious open plan lounge and dining area, perfect for both relaxation and entertaining. This versatile space is filled with natural light, creating a warm and inviting atmosphere. The property features three generously sized bedrooms, providing ample room for family or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles, along with a garage for additional storage or secure parking. This is a rare find in a residential area, offering both convenience and peace of mind.

The location is particularly appealing, situated in a quiet cul-de-sac that promotes a sense of community while still being close to local amenities and transport links. This property presents a wonderful opportunity to create lasting memories in a lovely neighbourhood.



### Hallway

Entrance via double glazed door, radiator, tiled flooring, stairs first floor landing, door to:

### Lounge/Diner

22'9" x 12'1" (6.94m x 3.68m)

UPVC double glazed window to front, uPVC double glazed window to rear, two radiators, laminate flooring, telephone point, cable TV point, electric fireplace with wooden surround, bi-fold door to:

### Kitchen

11'6" x 7'2" (3.51m x 2.20m)

Fitted with a matching range of base and eye level units with worktop space over, single sink with swan neck mixer tap and tiled splashbacks, space for washing machine with built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled flooring, uPVC double glazed door leading to the garden:

### Landing

Door to Storage cupboard with wall mounted combination boiler serving heating system and domestic hot water, various doors to:

### Bathroom

5'5" x 6'10" (1.67 x 2.09)

Fitted with three piece suite comprising panelled bath with shower over and mixer tap, wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window to rear, radiator, tiled flooring:

### Bedroom 1

12'0" x 9'8" (3.67m x 2.94m)

UPVC double glazed window to rear, radiator.

### Bedroom 2

10'4" x 8'3" (3.16m x 2.52m)

UPVC double glazed window to front, radiator.

### Bedroom 3

7'9" x 7'5" (2.37m x 2.25m)

UPVC double glazed window to front, radiator.

### Outside

To the rear is an enclosed established garden mainly paved, well stocked borders and pond, electrical power point, outside tap and side pedestrian access. To the front is a driveway providing parking, access to garage.

### Garage

To the side of the property is a garage with up and over door, power and light.

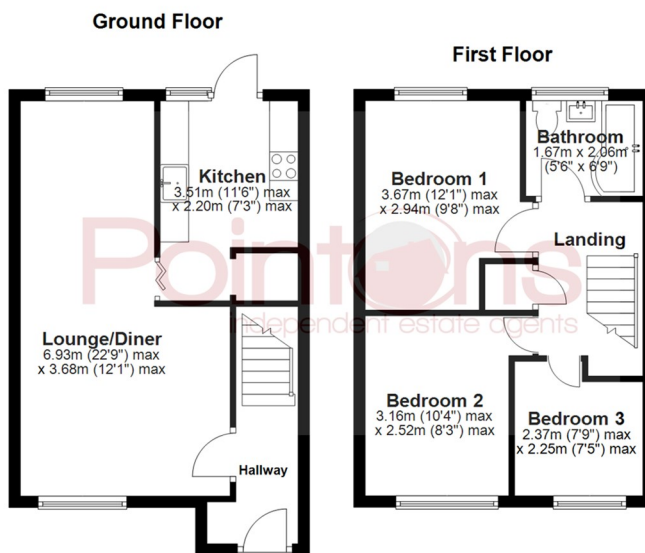
### Tenure

We are advised that the property is Freehold, however, it is recommended

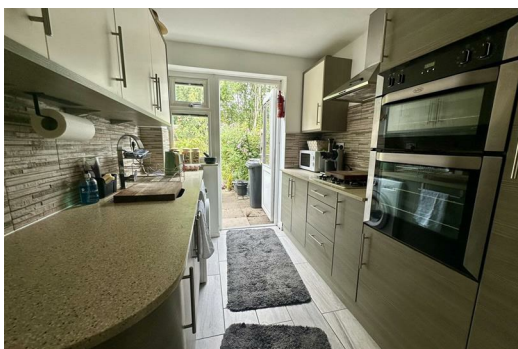
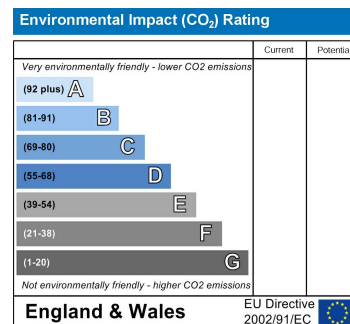
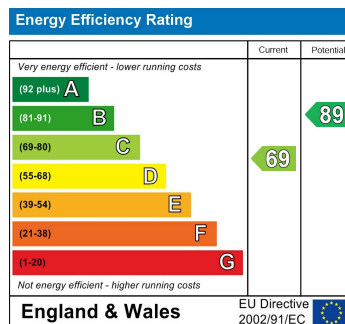
this is confirmed by your legal representative. We can confirm the council tax band is B payable to NBBC, EPC rating C

### 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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