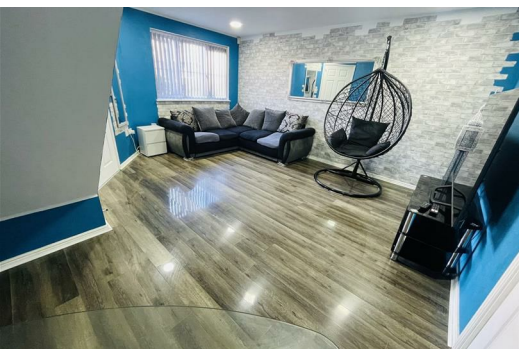




**Eden Court, Nuneaton
CV10 9AG
Asking Price £225,000**



Entrance Hall

Radiator, stairs to first floor landing, doors to:

Cloakroom

Obscure double glazed window to front, fitted with two piece suite comprising, vanity wash unit with cupboard under and low-level flush, tiled splashback, radiator.

Lounge

15'2" x 14'9" (4.62m x 4.49m)

Double glazed window to front, double radiator, wooden laminate flooring, telephone point, TV point, central heating thermostat, door to:

Kitchen/Dining Room

10'1" x 14'9" (3.08m x 4.50m)

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, plumbing for washing machine, space for fridge/freezer, electric oven, gas hob with extractor hood over, double glazed window to rear, double radiator, wooden laminate flooring, double glazed french double doors to garden,

Landing

Obscure double glazed window to side, radiator, access to loft space, doors to:

Bedroom

11'3" x 8'7" (3.42m x 2.61m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom

12'4" x 8'1" (3.77m x 2.47m)

Double glazed window to rear, radiator, double door to storage cupboard

Bedroom

8'11" x 6'7" (2.71m x 2.00m)

Double glazed window to rear, radiator.

Cupboard

Wall mounted combination boiler serving heating system and domestic hot water.

Bathroom

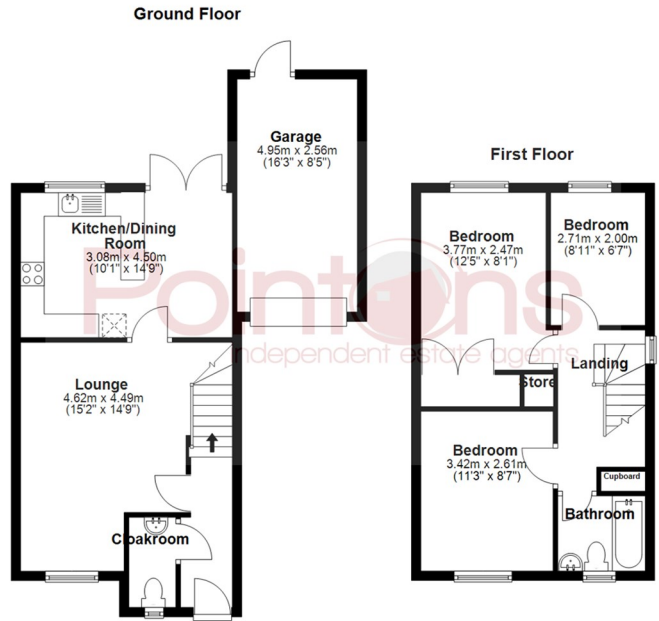
Three piece suite comprising panelled bath with shower over and folding glass screen, vanity wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to front, radiator with sunken spotlights.

Outside

To the rear is an enclosed garden with personal entrance to garage, pedestrian access leading to the front with parking for two cars. To the front is a lawn, fore-garden with path leading to entrance.

Garage

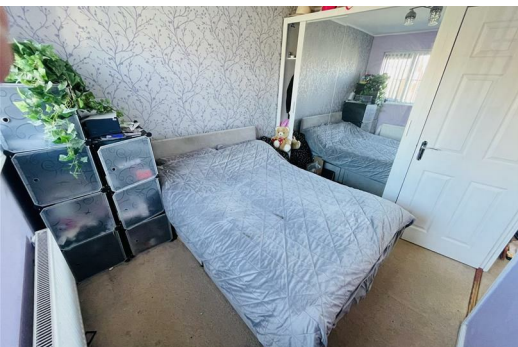
With rear personal door, power and light connected, Up and over door, door.



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	74	
(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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