



**Aston Road, Abbey Green
Nuneaton CV11 5EJ
Asking Price £165,000**

Located in the charming area of Abbey Green, this delightful terraced house on Aston Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are filled with natural light, creating a warm and welcoming atmosphere.

The house boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space for guests or a home office. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The property features a well-appointed bathroom, designed for both functionality and comfort. It is equipped to meet the needs of modern living while maintaining a classic charm.

Located in a desirable neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it a perfect choice for those who appreciate community living. The terraced design not only enhances the character of the property but also fosters a sense of belonging within the street.



Entrance

Via canopy porch and double glazed entrance door leading into:

Reception Room

14'4" into bay x 12'1" (4.39m into bay x 3.70m)

Double glazed bay window to front, gas fire with feature surround, radiator, coving to textured ceiling, doorway into:

Inner Hallway

Door to under-stairs storage cupboard and opening into:

Reception Room

11'3" x 12'2" (3.44m x 3.70m)

Double glazed window to rear, coal effect gas fire set in feature surround, radiator, textured ceiling, opening to staircase and further doorway to:

Kitchen

12'10" x 7'11" (3.90m x 2.42m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge, electric fan assisted oven, four ring hob, double glazed window to side, radiator, textured ceiling, double glazed door to garden, folding door, door to:

Bathroom

Fitted with three piece coloured suite comprising panelled bath with shower over, pedestal and low-level WC, tiled splashbacks, obscure double glazed window to rear, obscure double glazed window to side, textured ceiling.

Stairs

Stairs rising to first floor

Landing

Access to part boarded loft with pull down ladder, doors to:

Bedroom

12'0" x 13'11" (3.65m x 4.24m)

Double glazed window to front, radiator, door to Storage cupboard,

Bedroom

12'11" x 10'11" (3.93m x 3.34m)

Double glazed window to rear, radiator, textured ceiling.

Bedroom

12'9" x 8'0" (3.89m x 2.45m)

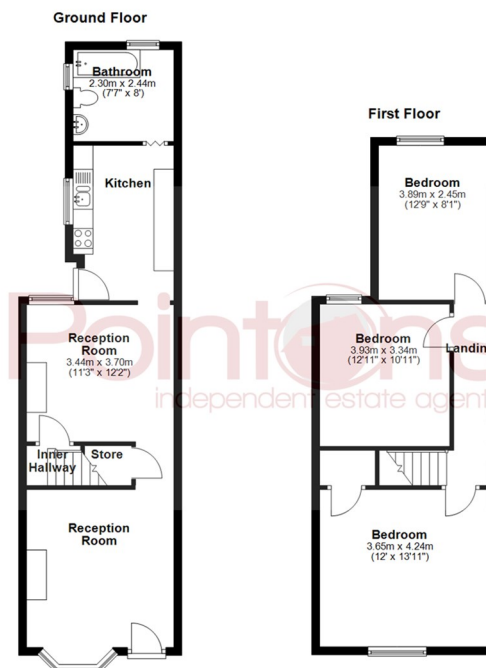
Double glazed window to rear, radiator, textured ceiling.

Outside

To the rear is an enclosed garden with access between two properties. To the front is a fore-garden with wall and gate.

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 Council and is Band A



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 | | |
| (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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