



**Tom Piper Close, Nuneaton
CV10 0RU
Asking Price £84,000**

Welcome to this charming semi-detached house located on Tom Piper Close in the desirable area of Ridge Lane, Nuneaton. Built in 2020, this modern property offers a perfect blend of contemporary living and comfort.

As you enter, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a spacious reception room, ideal for relaxing or entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere.

The property boasts three well-proportioned bedrooms, providing ample space for families or those looking for a home office. Each bedroom is designed with comfort in mind, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located and features modern fixtures, making it both functional and stylish. Additionally, the house includes a guest cloakroom, adding to the convenience of the living space. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community.



Entrance

Via canopy porch with double glazed entrance door leading into:

Entrance Hall

Double glazed window to side, wooden laminate flooring, stairs rising to first floor and door storage cupboard and further doors to:

Kitchen

9'9" x 8'11" (2.98m x 2.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, integrated fridge/freezer, plumbing for washing machine and dishwasher, electric fan assisted oven, four ring gas hob, double glazed window to front, radiator, wall mounted concealed gas boiler serving heating system and domestic hot water.

WC

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator.

Lounge/Dining Room

12'10" x 15'9" (3.92m x 4.80m)

Double glazed window to rear, radiator, wooden laminate flooring, telephone point, TV point, double glazed double doors to garden.

Landing

Double glazed window to side, access to loft area, door storage cupboard and further doors to:

Bedroom 1

13'6" x 7'9" (4.11m x 2.36m)

Double glazed window to front, double radiator.

Bedroom 2

13'0" x 8'5" (3.97m x 2.56m)

Double glazed window to rear, fitted wardrobes with hanging rails and shelving, radiator.

Bedroom 3

9'8" x 7'0" (2.95m x 2.14m)

Double glazed window to rear, radiator, TV point.

Bathroom

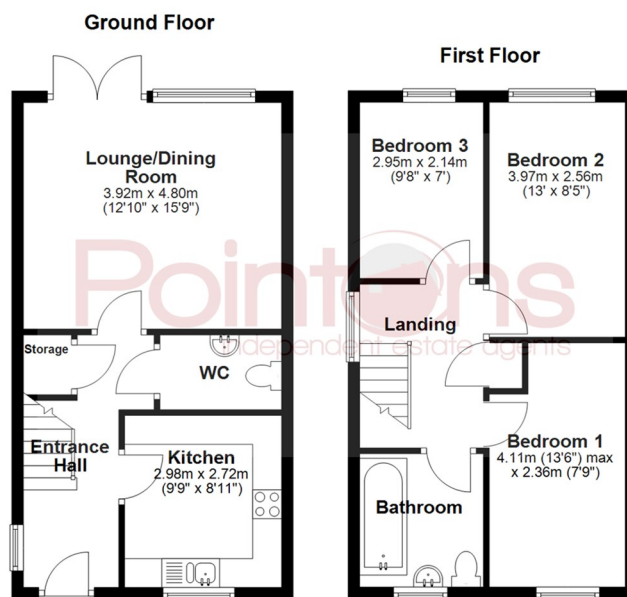
Fitted with piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to front.

Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio and astro turf. Side pedestrian gate leading driveway providing parking for two cars. To the front is a lawned area mainly laid to Astro turf with path leading to entrance.

Tenure - Shared Ownership

Monthly rent payable is £375.77, Service charge payable is £46.63. Buildings insurance is covered by the shared ownership housing association.



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		95
(81-91) B	83	
(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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