



326 Heath End Road

, Nuneaton, CV10 7HQ

Offers In The Region Of £215,000



A traditional extended 3 bedroom semi detached house, ideally located close to all local amenities. The property has the benefit of gas central heating (combination boiler), PVCu double glazed, 3 reception rooms, guest cloakroom, kitchen, utility room, sun lounge, spacious bathroom with full suite and additional separate shower, larger than average drive through garage, secure rear parking, additional detached garage, low maintenance rear garden, front garden with 2 car driveway and no chain.

Ideally located for commuting to all major road links, such as the A5, M1, M6 and M69.

MUST BE VIEWED.

NO CHAIN



Fully enclosed porch. 6'4" x 4'2". (1.94 x 1.28.)

Obscure PVCu double glazed door, adjacent PVCu double glazed windows and laminate floor.

Reception hall. 13'7" x 5'11". (4.16 x 1.82.)

Staircase to the first floor, wood block floor, radiator and under stairs cupboard.

Guest cloakroom. 2'11" x 2'11". (0.90 x 0.89.)

Wash hand basin and low flush wc.

Attractive lounge (front). 13'11" x 11'6". (4.25 x 3.53.)

Walkin PVCu double glazed bay window, 3 wall light points, electric fire and radiator.

Separate dining room (rear). 11'5" x 11'1". (3.50 x 3.39.)

Electric fire, laminate floor, coving, square arch and 2 wall light points.

Family room (rear). 9'0" x 7'1". (2.76 x 2.18.)

Anodised double glazed patio doors and coving.

Utility room (rear). 7'0" x 4'7". (2.14 x 1.40.)

Plumbing for a washing machine, obscure double glazed PVCu window, 3 wall light points , associated work surfaces, radiator and ceramic tiled floor.

Modern kitchen (side). 8'7" x 5'11". (2.63 x 1.81.)

Stainless steel sink, range of base and wall units (5 base and 6 wall). associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, ceramic wall tiling, PVCu double glazed side window and archway.

Sun lounge (rear). 9'10",68'10" x 5'7". (3,21 x 1.71.)

White anodised aluminium double glazed patio doors, ceramic tiled floor, radiator and wall mounted fan assisted gas fired combination boiler (Main Combi Eco).

First floor landing. 14'6" (max) x 9'3" (max). (4.42 (max) x 2.83 (max).)

Obscure PVCu double glazed window and roof void access with an aluminium retractable ladder.

Bedroom 1 (front). 14'2" (into the bay) x 11'1". (4.34 (into the bay) x 3.39.)

Walkin PVCu double glazed bay window, and radiators.

Dressing room (front) 5'10" x 5'4". (1.80 x 1.64.)

Obscure PVCu double glazed window and radiator.

Bedroom 2 (rear). 19'8" (max) x 8'1". (6.01 (max) x 2.48.)

PVCu double glazed window, feature ornate fireplace and fitted base and wall cupboards.

Bedroom 3 (rear). 11'11" (max) x 6'5" (max). (3.65 (max) x 1.96 (max).)

PVCu double glazed window and radiator.

Extended bathroom (rear). 8'7" x 5'10". (2.63 x 1.80.)

Full suite in white, panel bath, wash hand basin in vanity unit, low flush wc and a separate shower cubicle with mixer shower and obscure PVCu double glazed window.

Outside.

Front garden with 2 car driveway.

Enclosed low maintenance rear garden with secure parking.

Larger than average garage. 23'3" x 8'7". (7.11 x 2.63.)

Up and over doors to the front and rear of the garage.

Detached garage (rear). 16'1" x 8'1". (4.91 x 2.47.)

Twin wooden doors.

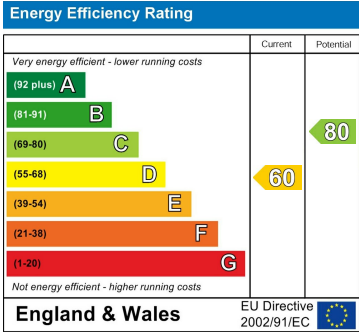
Area Map



Floor Plans



Energy Efficiency Graph



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