



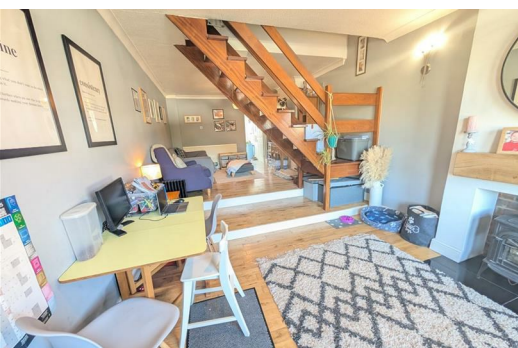
## Castle Road, Nuneaton Warwickshire CV10 0SF £175,000

Nestled on the charming Castle Road in Hartshill, Nuneaton, this delightful terraced house presents an ideal opportunity for first-time buyers seeking a cosy and inviting home. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The reception room is a warm and welcoming area, enhanced by a charming log burner, perfect for those chilly evenings.

The heart of the home is undoubtedly the refitted kitchen, which combines modern convenience with a stylish design, making it a joy to prepare meals and entertain guests. The refitted bathroom complements the property beautifully, providing a fresh and contemporary space for relaxation.

For those with a vehicle, the property includes parking for one, ensuring ease of access. This rear garage offers extra storage or the potential for a workshop, catering to various needs.

This charming home on Castle Road is not just a property; it is a place where memories can be made. With its blend of modern updates and traditional features, it is a perfect choice for anyone looking to step onto the property ladder in a friendly and vibrant community. Don't miss the chance to make this lovely house your new home.





### Lounge/Diner

28'7" x 12'0" (8.72m x 3.65m)

Having Upvc double glazed entrance, split level wooden flooring, two central heating radiators, cast log inset log burner with timber mantel, power points, open staircase to the first floor landing, Upvc double glazed flush window and door off which leads:

### Kitchen

8'9" x 12'0" (2.67m x 3.65m)

Being recently refitted and having a single drainer sink unit set in a wood effect worksurface, fitted unit below, space and plumbing for domestic appliance. Adjacent matching work surface with a range of fitted units above and below. Stainless steel flush fitted four ring gas hob with stainless steel extractor hood above. Built in oven/grill. Tiled splash back to work surfaces, power points wood effect laminate flooring, Upvc double glazed flush window and Upvc double glazed door to the rear garden patio.

### Landing

Open staircase to the first floor landing with loft access, doors of which leads:

### Bedroom 1

13'0" x 12'0" (3.95m x 3.65m)

Having central heating radiator, power points and Upvc double glazed flush window.

### Bedroom 2

18'7" x 5'5" (5.67m x 1.66m)

Having central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

### Bathroom

Being recently refitted and having a modern white suite comprising of a panelled bath with fitted power shower above. wash basin set in a vanity unit and close coupled WC. Upvc cladding to wet areas, airing cupboard housing the combination boiler, centrally heated towel rail and Upvc double glazed frosted flush window.

### Outside

The property has the benefit of a raised paved foregarden, the rear briefly comprises of a paved patio, steps to further paved patio, boundary fencing, rear trades entrance and SINGLE GARAGE.

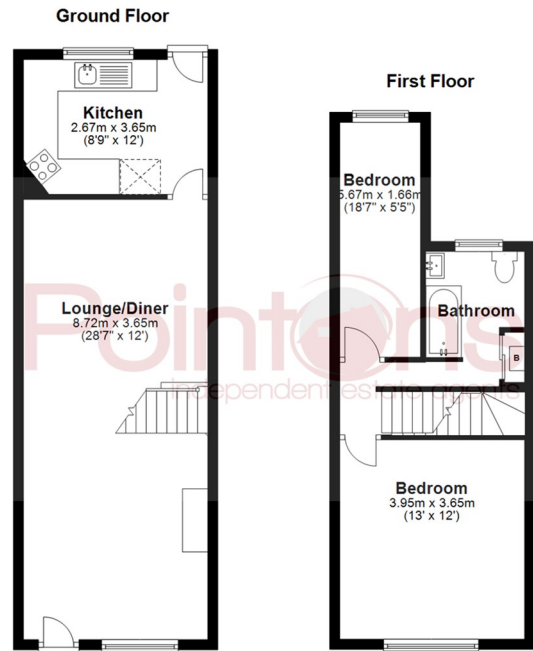
### Tenure

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 A payable to NWBC, EPC rating c.

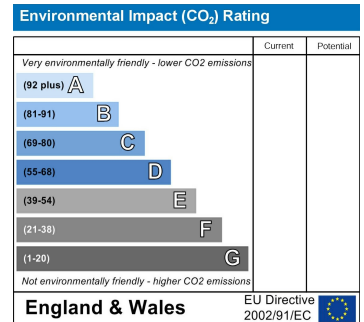
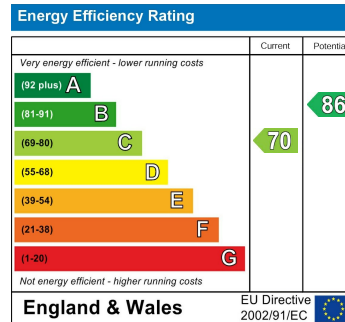
### General

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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