



Triton Road, Nuneaton CV11 4RA £84,000

Leasehold - Band: C - EPC: B

Nestled in a peaceful cul-de-sac on Triton Road, Nuneaton, this charming semi-detached house offers an excellent opportunity for those seeking a well-presented home with shared ownership. With a 35% share available, this property is perfect for first-time buyers or families looking to settle in a friendly neighbourhood.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge/dining room, ideal for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, making meal preparation a delight. Additionally, the convenience of a downstairs WC adds to the practicality of the layout.

The first floor boasts three generously sized bedrooms, providing ample space for family living or guest accommodation. The family bathroom is well-appointed, ensuring comfort for all residents.

Outside, the property features an enclosed rear garden, perfect for enjoying the outdoors or hosting summer gatherings. The driveway accommodates two vehicles, offering ease of parking in this tranquil setting.

Conveniently located, this home is close to local shops, schools, and amenities, with Nuneaton town centre just a short distance away. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. Don't miss your chance to make this delightful house your new home.



Entrance Hall

Entrance via front door with stairs off to the first floor, radiator and doors off to various rooms.

Kitchen

10'2" x 9'10" (3.10m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, built in four ring gas hob with extractor hood over and fan assisted oven, plumbing/space for appliances, combination boiler and double glazed window to front.

WC

Fitted with a low level WC, hand wash basin with mixer tap and tiled splashback and radiator.

Lounge/Dining Room

6'7" x 16'9" (2.00m x 5.10m)

With double glazed window and french doors to rear, two radiators and under stairs storage cupboard.

Landing

With doors off to various rooms.

Bedroom

10'2" x 16'9" (3.10m x 5.10m)

With two double glazed windows to front, radiator and storage cupboard.

Bedroom

10'2" x 10'2" (3.10m x 3.10m)

With double glazed window to rear and radiator.

Bedroom

10'2" x 6'3" (3.10m x 1.90m)

With double glazed window to rear and radiator.

Bathroom

6'11" x 6'3" (2.10m x 1.90m)

Partly tiled suite comprising of a panelled bath with shower over and glass screen, low level WC, hand wash basin with mixer tap, radiator and obscure double glazed window to side.

Outside

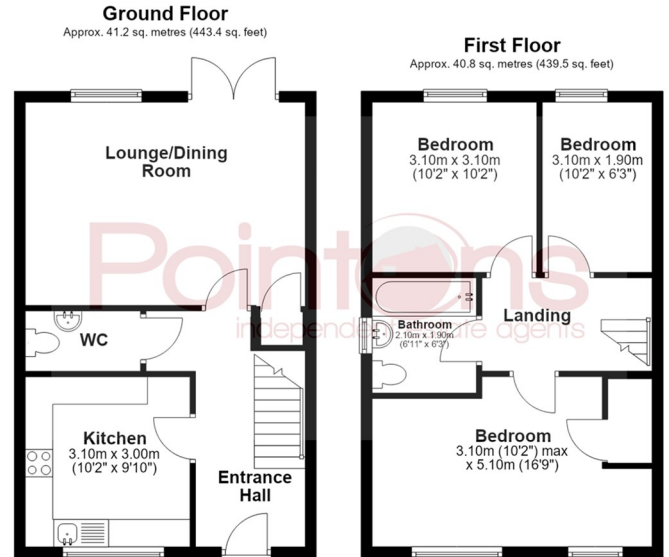
To front there is a low maintenance garden and block paved driveway for multiple vehicles, side gated access to rear which is made up of patio and lawned areas.

Shared Ownership Information

There is believed to be 121 years remaining on the lease with a rent and further charges at a total of £487.00 per month subject to solicitor verification.

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.



Total area: approx. 82.0 sq. metres (882.9 sq. feet)

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	84
(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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