



**Ashwood Road, Nuneaton  
CV10 9AY  
Offers Over £150,000**

Offered with no chain, this property is located on Ashwood Road in Nuneaton. This delightful end-terrace house presents an excellent opportunity for buyers looking for a home or an investment opportunity.

The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two inviting bedrooms, this residence offers ample space for a small family or individuals looking for extra room. The shower room is conveniently located, ensuring ease of access for all occupants. This property has an inviting entrance hallway and the fitted kitchen has some intergrated appliances. Gardens are to both and front and rear and there is a garage.

This charming house on Ashwood Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are looking to settle down or invest, this property is well worth your consideration.



**Entrance**

Via double glazed entrance door leading into:

**Entrance Hall**

Double radiator, textured ceiling, stairs to first floor landing with under-stairs storage cupboard, central heating thermostat and door to:

**Lounge/Dining Room**

19'3" x 12'8" (5.88m x 3.85m)

Three double glazed windows to front, two double glazed windows to rear, log effect living flame effect gas fire set in feature surround and marble effect hearth, radiator, telephone point, TV point, coving to textured ceiling, door to:

**Kitchen**

10'11" x 7'5" (3.34m x 2.25m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge and freezer, plumbing for washing machine, eye level electric fan assisted double oven, four ring electric induction hob, double glazed window to rear, textured ceiling, double glazed door to side.

**Landing**

Double glazed window to side, doors to:

**Bedroom**

8'11" x 14'0" (2.71m x 4.26m)

Three double glazed windows to front, fitted bedroom suite with a range of wardrobes, dressing table and drawers units, radiator, textured ceiling, door to:

**Storage Cupboard**

Housing a wall mounted combination boiler serving heating system and domestic hot water.

**Bedroom**

10'1" x 11'4" (3.08m x 3.45m)

Two double glazed windows to rear, radiator, access to part boarded loft space, door to storage cupboard.

**Shower Room**

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin with mixer tap and low-level WC, obscure double glazed window to rear, radiator and coving to ceiling

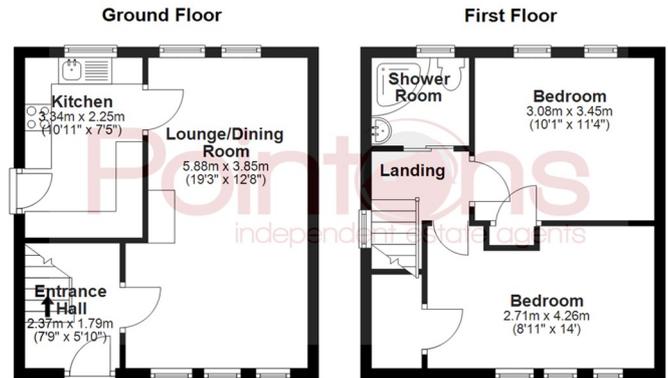
**Outside**

To the rear is mainly laid to lawn with paved patio, lawn and shrub borders. There is also a brick built store and a garage. To the front is mainly laid to lawn with path leading to the front and side ,

**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. Counciltax is payable to Nuneaton & Bedworth Borough Council and is band A. For lending purposes, this property is brick and steel construction and maybe classed as a non-standard construction.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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