Pointons
independent estate agents



Spruce Road, Nuneaton
CV10 0LN
£215,000

Leasehold - Nuneaton & Bedworth Band: D - EPC: C

Nestled on the charming Spruce Road in Nuneaton, this well-presented end-terrace house offers a delightful blend of comfort and convenience. Built in 2004, this modern home features three spacious bedrooms and three bathrooms, making it an ideal choice for families or first-time buyers seeking ample living space.

Upon entering, you are welcomed by a ground floor entrance hall that leads to a convenient downstairs WC. The living room is a perfect space for relaxation, while the kitchen/dining room provides an inviting area for family meals and entertaining guests. The layout is designed to maximise both functionality and comfort.

The first floor boasts three generous bedrooms, with the master bedroom benefiting from an en suite, ensuring privacy and convenience. A well-appointed family bathroom serves the other two bedrooms, catering to the needs of the household.

Outside, the property features a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The front garden adds to the home's curb appeal, while the driveway provides parking, complemented by a garage for additional storage or vehicle space.

Situated close to local shops, schools, and various amenities, this property is ideally located for everyday living. With no upward chain, this home presents an excellent opportunity for those looking to make their first step onto the property ladder. Don't miss the chance to view this lovely home that combines modern living with a convenient location.







Entrance Hall
Entrance via front door with under stairs storage cupboard, radiator and doors off to various rooms.

WC
Fitted with a low level WC, hand wash basin with pedestal taps and tiled splashback, radiator and obscure double glazed window to front.

Living Room
15'5" x 10'2" (4.70m x 3.10m)
With double glazed bay window to front and further windows and door to rear, radiator and coving to ceiling.

Kitchen/Dining Room
15'5" x 9'6" (4.70m x 2.90m)
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, fitted four ring gas hob with extractor hood over and fan assisted oven, space/plumbing for further appliances, tiled splashback, radiator, double glazed windows to front and rear with door to rear.

Landing
With doors off to various rooms, double glazed window to rear, access to loft via hatch and storage cupboard.

Bedroom
12'6" x 9'10" (3.80m x 3.00m)
With double glazed window to rear, radiator and fitted wardrobes.

En-suite
Shower cubicle with glass screen, low level WC, hand wash basin with pedestal taps, tiled splashbacks, radiator and obscure double glazed window to front.

Bedroom
15'5" x 9'10" (4.70m x 3.00m)
With double glazed window to front and radiator.

Bedroom
6'11" x 9'10" (2.10m x 3.00m)
With double glazed window to rear and radiator.

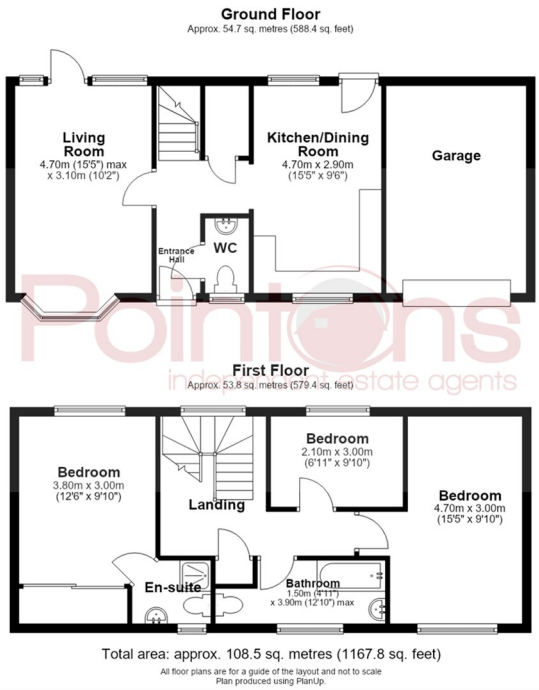
Bathroom
4'11" x 12'10" (1.50m x 3.90m)
Partly tiled suite comprising of a panelled bath, low level WC, hand wash basin with pedestal taps, radiator and obscure double glazed window to front.

Outside
To front there is a tarmacked driveway, pathway upto property and lawned garden, side gated access to rear which is mult tiered of separate sections.

Garage
Access via up and over door with power and lighting containing combination boiler and consumer unit.

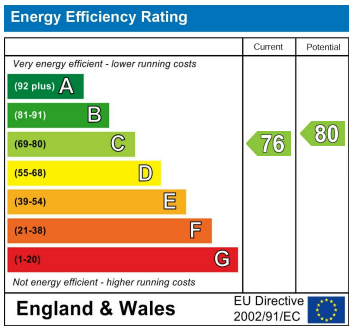
Leasehold Information
There is believed to be 128 years remaining on the lease with a combined service charge and ground rent of £600.00 per annum, subject to solicitor verification.

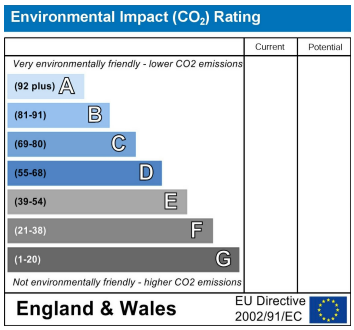
General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 108.5 sq. metres (1167.8 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com