



HR ESTATE AGENTS

3 Bedrooms

House - Terraced

£165,000

Located in

Nuneaton





Heath End Road

Nuneaton | CV10 7HG



This spacious three-bedroom terraced home offers fantastic potential and would be ideal for families or investors alike. The property includes three well-proportioned double bedrooms and two generous reception rooms, providing lots of living space.

Additional features include a gas combination boiler, double-glazed windows, and a large family bathroom. To the rear, a good-sized garden offers plenty of outdoor space with scope for improvement. The home is conveniently positioned close to a range of shops and amenities, and within easy walking distance of George Eliot Hospital, the property is well suited for both families and professionals.

The property is comprised: hallway, lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are three double bedrooms. To the exterior there is a spacious rear garden and a side alley way. A viewing is highly recommended.

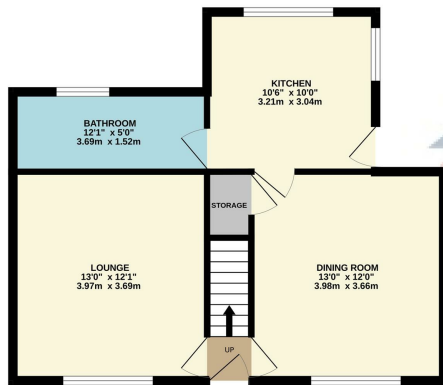
Heath End Road

£165,000 Freehold

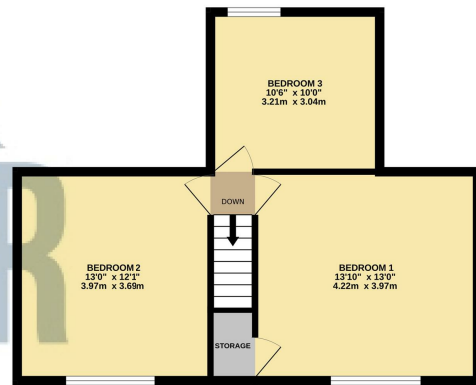


- Three Bed Terraced House
- Two Reception Rooms
- Spacious Garden
- No Chain
- Three Double Bedrooms
- Gas Combination boiler
- Large Bathroom

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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