

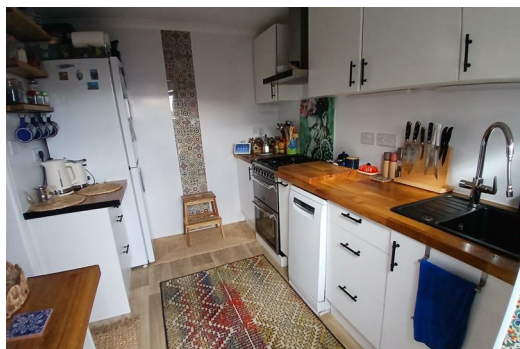


**Tuttle Hill, Nuneaton
CV10 0HS
£220,000**

Freehold - Nuneaton & Bedworth Band: A - EPC: C

Pointons Estate Agents are delighted to offer for sale this two bedroom bungalow situated on Tuttle Hill, Nuneaton, close to local shops, schools, further amenities and offering excellent transport links to the town centre and beyond.

Benefitting from gas central heating and double glazing throughout. In brief the property comprises of a porch, entrance hall, two bedrooms, shower room, living room, fitted kitchen and further lounge looking onto rear. Gardens front and south facing to rear, garage and off road parking. This property must be viewed to show the quality and condition on offer, access for viewings are strictly via the agent.



Porch

Installed in 2025, entering via front door with two double glazed windows to side, door to:

Entrance Hall

Fitted with laminate flooring, radiator and access to loft via hatch with pull down ladder, insulated, partially boarded and light.

Living Room

15'5" x 12'2" (4.70m x 3.70m)

Recently carpeted, with two radiators low and tall and coving to ceiling.

Kitchen

9'10" x 7'10" (3.00m x 2.40m)

Refurbished kitchen as of Autumn 2025 with a matching range of base and eye level units with sold wood worktop space over, single sink unit with drainer and Grohe filter tap over, space for fridge/freezer and cooker, plumbing for dishwasher, alpha combination boiler installed at the end of 2024 with a 7 year guarantee. double glazed window and newly installed rear door.

Lounge

13'9" x 10'6" (4.20m x 3.20m)

With double glazed windows to side and french doors to rear. laminate flooring, tall radiator, newly installed roof as of October 2025, fully insulated roof with a ten year guarantee.

Bedroom

11'10" x 8'10" (3.60m x 2.70m)

With double glazed window to front, laminate flooring, newly installed fibre, consumer unit and coving to ceiling.

Bedroom

8'10" x 7'3" (2.70m x 2.20m)

With double glazed window to front, newly carpeted and recently installed radiator.

Shower Room

7'10" x 7'2" (2.40m x 2.20m)

With a recently installed suite as of 2025 comprising a shower cubicle with glass screen, low level WC with storage built over, bidet, hand wash basin with mixer tap and work surface, with storage unit over and bluetooth touch mirror, plumbing and space for washing machine and tumble dryer, heated towel rail, extractor fan and laminate flooring

Outside

To front there is a stoned fore garden with installed wall as of January 2025 and pathway upto property, to rear a south facing block paved and stoned garden low maintenance garden, access to rear of garage, free standing shed and outside tap.

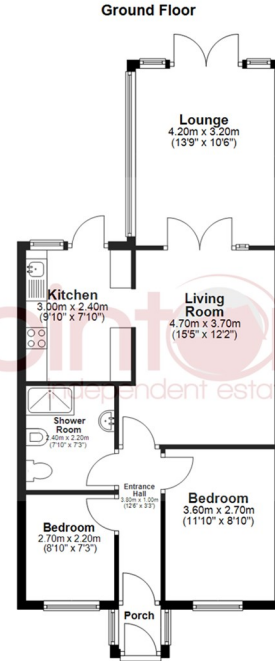
Garage

8'10" x 17'8" (2.70m x 5.40m)

Access via up and over door off Queen Elizabeth Road and rear door to rear garden of the dwelling.

General Information

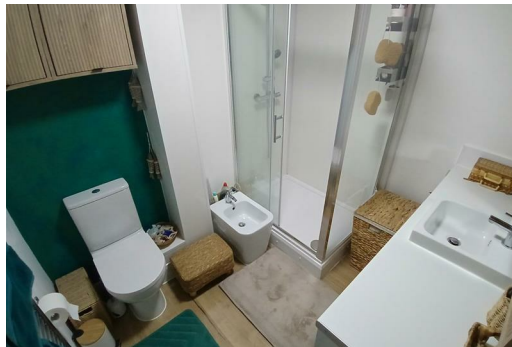
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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			88
(81-91) B			
(69-80) C		71	
(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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