



**Bucks Hill, Nuneaton
CV10 9LH
Asking Price £150,000**

Nestled in the charming area of Bucks Hill, Nuneaton, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. One of the standout aspects of this property is the absence of a chain, allowing for a smoother and more efficient purchasing process. Additionally, parking is available to the front of the house, offering ease and convenience for residents and visitors alike.

With its appealing location and thoughtful layout, this terraced house is a wonderful choice for anyone looking to settle in a friendly community. Whether you are a young family, a couple, or an individual, this property is ready to welcome you home. Do not miss the chance to make this charming house your own.



Entrance

Via double glazed entrance door leading into

Reception Room

12'7" x 12'7" (3.84m x 3.83m)

Double glazed bay window to front, living flame effect electric fire set in Adam style surround, radiator, wooden laminate flooring, door to:

Inner Hallway

Ceramic tiled flooring, door to under-stairs storage cupboard and opening into:

Kitchen/Dining Room

10'10" x 12'7" (3.30m x 3.83m)

Storage cupboard, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, electric fan assisted oven, four gas ring hob with extractor hood over, double glazed window to rear, radiator, ceramic tiled flooring, double glazed door to garden, open plan to staircase and door to:

Storage Cupboard

3'8" x 3'5" (1.11m x 1.04m)

Obscure window to side. ceramic tiled flooring

Stairs

Stairs rising to first floor landing

Landing

Spindle balustrade, and doors to:

Bedroom

11'2" x 14'4" (3.40m x 4.37m)

Double glazed window to front, radiator, wooden laminate flooring, door to Storage cupboard.

Bedroom

11'1" x 8'0" (3.38m x 2.44m)

Double glazed window to rear, radiator, wooden laminate flooring

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle and low-level WC, tiled splashbacks, obscure double glazed window to rear, radiator, ceramic tiled flooring and sunken ceiling spotlights.

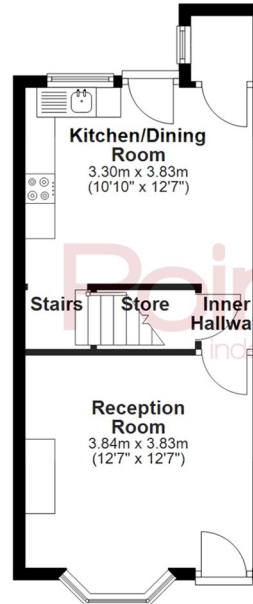
Outside

To the front is a driveway providing parking and path front door. To the rear is an enclosed garden mainly laid to lawn with paved patio area, with shared pedestrian access between the two neighbouring properties.

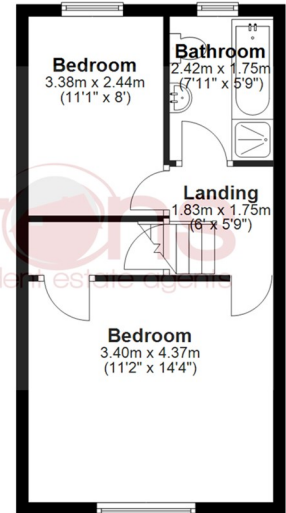
General Information

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. Council tax band A payable Nuneaton & Bedworth Borough Council

Ground Floor



First Floor



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 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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