



**Plough Hill Road
Nuneaton, CV10 9NY**

Offers in Excess of £180,000

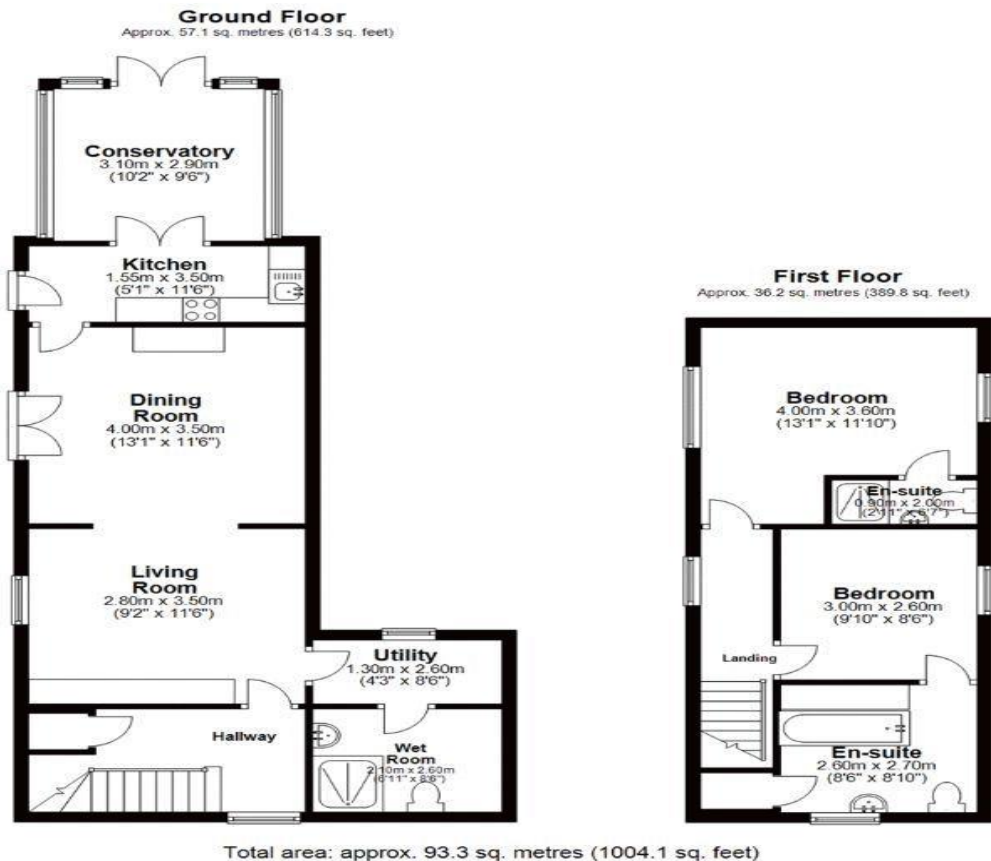
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MAIN FEATURES:

- Well Presented Detached Traditional Character Cottage
- Fitted Kitchen Opening to the Conservatory with Separate Utility Room
- Lounge & Dining Room
- Ground Floor Wet Room
- Two Double Bedrooms Both Boasting En-suites
- Low Maintenance Rear Garden

Nestled on the sought-after Plough Hill Road, this well-presented detached traditional character cottage offers a rare blend of charm and modern convenience, ideal for buyers seeking a unique home with no onward chain. The property boasts a welcoming lounge and separate dining room, perfect for both relaxing and entertaining. A fitted kitchen opens seamlessly into a bright conservatory, creating a lovely sociable space overlooking the garden, while a separate utility room adds practicality. The ground floor also benefits from a contemporary wet room. Upstairs, the home offers two generously sized double bedrooms, both enjoying the luxury of their own en-suite facilities, providing comfort and privacy. Externally, the low maintenance rear garden offers a pleasant outdoor retreat without the upkeep, ideal for busy lifestyles. Plough Hill Road is well positioned for access to local amenities, reputable schools, and excellent transport links, including the A5, M6 and nearby rail connections. Nuneaton town centre is within easy reach, offering a range of shops, eateries and leisure facilities, while the surrounding countryside provides scenic walks and green



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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