



**Plough Hill Road, Galley Common
Nuneaton CV10 9NY
Asking Price £170,000**

Nestled off the charming Plough Hill Road in Galley Common, Nuneaton, this delightful cottage presents a wonderful opportunity for those seeking a project to make their own. With two well-proportioned bedrooms both with ensuites, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The cottage features two welcoming reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. While the property is in need of some modernisation, this offers a unique chance for the new owner to infuse their personal style and preferences into the home, creating a space that truly reflects their taste.

Set in a tranquil area, the cottage benefits from a lovely community atmosphere, while still being conveniently located for access to local amenities and transport links. This property is not just a house; it is a canvas waiting for your vision. With a little imagination and effort, this cottage can be transformed into a charming haven that you will be proud to call home.

Do not miss the chance to explore the potential of this lovely cottage in Galley Common. It is a rare find that promises both comfort and the opportunity for personalisation.



Living Room

9'2" x 11'6" (2.80m x 3.50m)

With double glazed window to side, feature fireplace, radiator and laminate flooring.

Dining Room

13'1" x 11'6" (4.00m x 3.50m)

With double glazed french doors to side, radiator and laminate flooring.

Kitchen

5'1" x 11'6" (1.55m x 3.50m)

Fitted with a matching range of base and eye level unit with worktop space over, stainless steel sink unit with single drainer and taps over, built in four ring gas hob with fan assisted oven and extractor hood over, tiled splashback, space for fridge/freezer, laminate flooring. plumbing for dishwasher and door to side.

Conservatory

10'2" x 9'6" (3.10m x 2.90m)

With double glazed windows to side and rear, double glazed french doors to rear, radiator and laminate flooring.

Utility

4'3" x 8'6" (1.30m x 2.60m)

With double glazed window to rear, plumbing for washing machine and combination boiler.

Wet Room

6'11" x 8'6" (2.10m x 2.60m)

With walk in shower, hand wash basin with pedestal taps, low level WC, two heated towel rails, tiled splashback and anti slip flooring.

Hallway

With double glazed window to front, laminate flooring, radiator and stairs off to the first floor.

Landing

With doors off to various rooms, double glazed window to front and carpeted.

Bedroom

13'1" x 11'10" (4.00m x 3.60m)

With double glazed window to side and single glazed window to side, carpeted and radiator.

En-suite

2'11" x 6'7" (0.90m x 2.00m)

With shower cubicle and screen, low level WC, hand basin with pedestal taps, tiled flooring and splashback.

Bedroom

9'10" x 8'6" (3.00m x 2.60m)

With single glazed window to side, radiator and laminate flooring.

En-suite

8'6" x 8'10" (2.60m x 2.70m)

With panelled bath and taps with shower over, low level WC, hand wash basin with pedestal taps, radiator, storage cupboard, anti slip flooring and tiled splashback.

Outside

With shared pathway access to the property, to rear is a private garden made up of patio and stoned areas with two free standing sheds.

Tenure

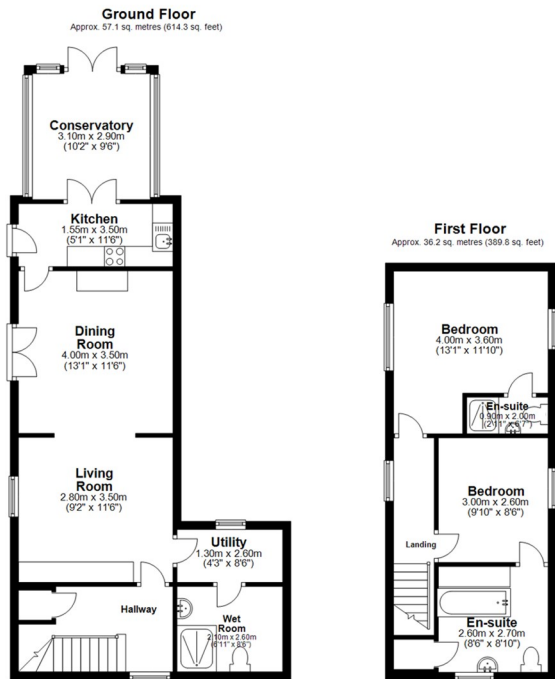
Freehold

Council Tax

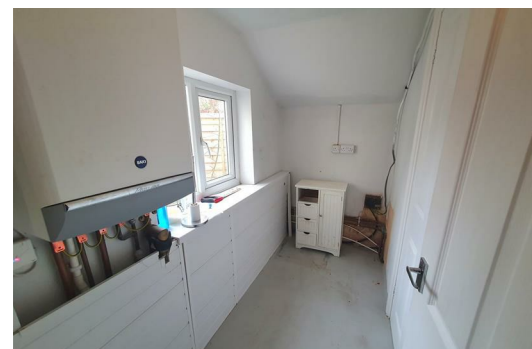
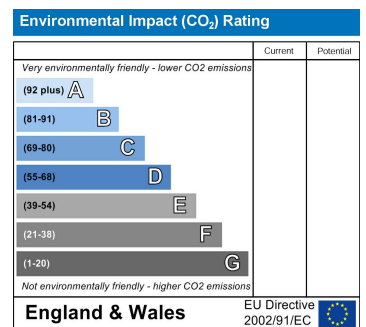
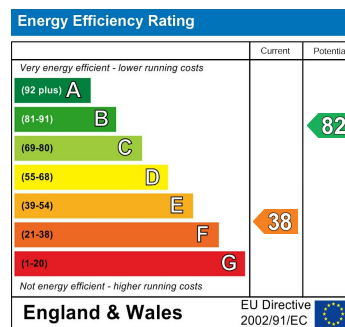
Nuneaton & Bedworth Borough Council - Band B

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. 93.3 sq. metres (1004.1 sq. feet)



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