



**Spruce Road, Nuneaton
CV10 0LL
£160,000**

Leasehold - Nuneaton & Bedworth Band: B - EPC: C

Welcome to this well-presented two-bedroom end terrace house located on Spruce Road, Nuneaton. Built in 2005, this property offers modern living with a practical layout, making it an ideal choice for individuals or small families. Upon entering, you are greeted by an entrance hall that leads to a convenient downstairs WC. The kitchen is well-equipped, providing ample space for meal preparation. The spacious lounge/diner operates from the back overlooking the rear with stairs leading onto the first floor.

Upstairs, you will find two bedrooms: one double and one single which can also be offered as a study. The family bathroom is also located on this floor, ensuring easy access for all. This property benefits from gas central heating and double glazing throughout. Outside, you will appreciate the low-maintenance gardens at both the front and rear, providing a pleasant outdoor space without the burden of extensive upkeep. Additionally, there is off-road parking available for one vehicle, adding to the convenience of this lovely home.

In summary, this two-bedroom end terrace house combines modern amenities with a practical design, making it a wonderful opportunity for those seeking a comfortable living space.



Entrance Hall

9'2" x 2'11" (2.80m x 0.90m)

Entrance via front door, with doors off to various rooms and storage cupboard.

WC

5'3" x 2'11" (1.60m x 0.90m)

Fitted with a low level WC, hand wash basin with pedestal taps and tiled splashback, radiator and obscure double glazed window to front.

Kitchen

9'2" x 6'3" (2.80m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and stainless steel taps over, fitted four ring gas hob, extractor hood over and fan assisted oven, plumbing/space for further appliances, tiled splashbacks, combination boiler and double glazed window to front.

Lounge/Dining Room

13'5" x 12'10" (4.10m x 3.90m)

With a double glazed door and windows to rear, radiator, laminate flooring and stairs off to the first floor.

Landing

12'10" x 6'4" (3.90m x 1.93m)

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

Bedroom

9'10" x 12'10" (3.00m x 3.90m)

With double glazed window to rear, radiator and mirrored fitted sliding wardrobes.

Bedroom

8'2" x 6'3" (2.50m x 1.90m)

With double glazed window to front, radiator and storage cupboard.

Bathroom

6'7" x 6'3" (2.00m x 1.90m)

Partly tiled suite comprising of a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, extractor fan and radiator.

Outside

To front offers a low maintenance fore garden, to rear an enclosed garden of lawn and patio areas with steps down to rear gated access, leading onto the allocated off road parking space for a single vehicle.

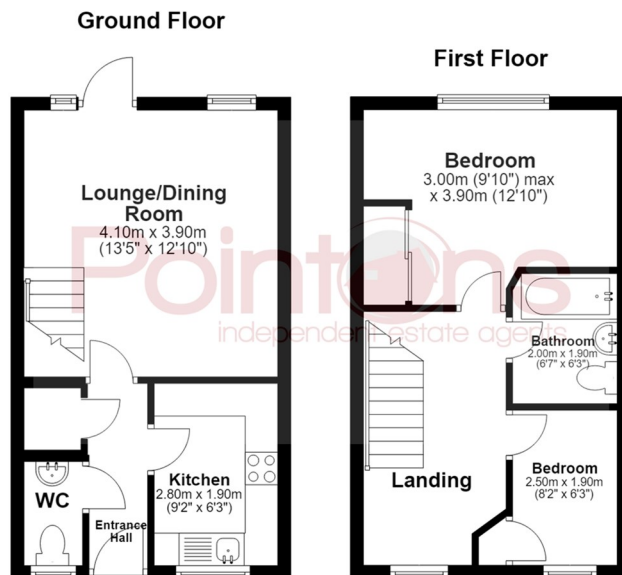
Leasehold Information

There is believed to be 128 years remaining on the lease with a monthly charge of £36.92 all subject to solicitor verification.

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		91
(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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