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Salisbury Drive, Nuneaton
CV10 9LU
£169,950

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

Nestled in the charming area of Salisbury Drive, Nuneaton, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. With its practical layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of style and convenience. Additionally, the property includes parking, a valuable asset in today's busy world. The surrounding area is known for its friendly community and accessibility to local amenities, schools, and parks, making it a desirable location for families.

In summary, this semi-detached house on Salisbury Drive is a wonderful opportunity to create lasting memories in a lovely home. With its spacious bedrooms, inviting reception room, and convenient parking, it is sure to appeal to a variety of buyers. Do not miss the chance to view this charming property and envision your future here.







Entrance
Via double glazed entrance door leading into:

Entrance Hall
Radiator, wooden laminate flooring, central heating thermostat, stairs to first floor landing and door to:

Lounge/Dining Room
22'10" x 12'4" (6.95m x 3.76m)
Double glazed window to front, double radiator, wooden laminate flooring, telephone point, TV point, coving to textured ceiling, double glazed sliding patio door to garden, door to:

Fitted Kitchen
11'7" x 7'6" (3.52m x 2.29m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, electric hob, double glazed window to rear, double glazed door to garden, door to under stairs storage cupboard.

Landing
Access to loft space, door to storage cupboard housing wall mounted combination boiler serving heating system and domestic hot water, further doors to:

Bedroom
11'5" x 7'3" (3.48m x 2.20m)
Double glazed window to front, radiator.

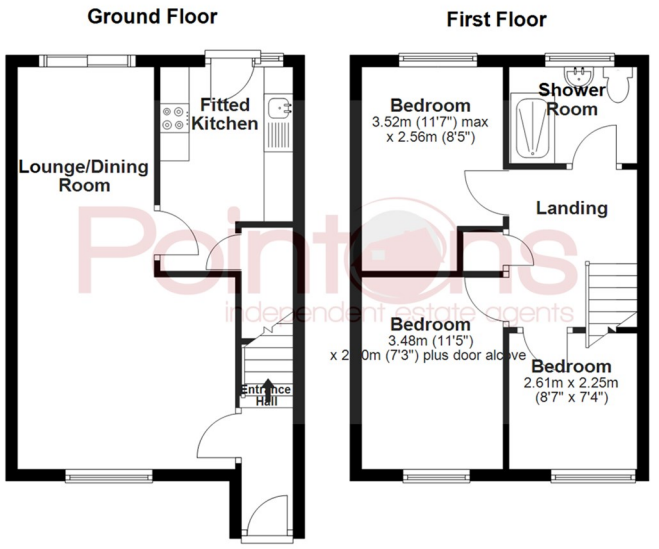
Bedroom
11'7" x 8'5" (3.52m x 2.56m)
Double glazed window to rear, radiator.

Bedroom
8'7" x 7'5" (2.61m x 2.25m)
Double glazed window to front, radiator, coving to ceiling.

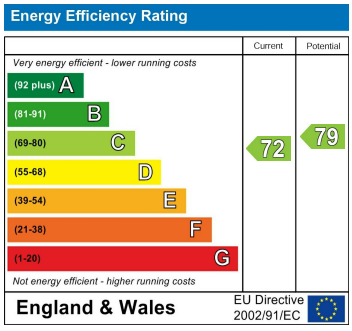
Shower Room
Three piece suite comprising shower enclosure, vanity wash hand basin with cupboard under and low-level, obscure double glazed window to rear and radiator.

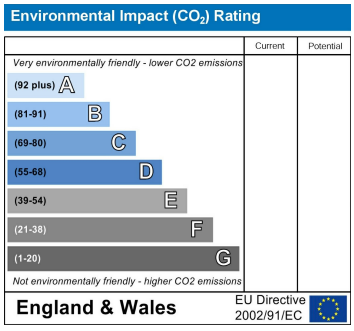
Outside
To the rear is an enclosed garden with timber decking and lawn area, side gated pedestrian access to the front where there is a tiered garden with steps leading up to the kirbside.

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 is payable to Nuneato & BEdworth Borough Council and is band B



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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