



**Edinburgh Road, Nuneaton
CV10 9HE
£270,000**

Guide Price: £265,000 - £275,000 Located on the recently regenerated Edinburgh Road in Nuneaton, this delightful three storey, semi-detached house offers a perfect blend of comfort and convenience. With ground floor having a living/dining/kitchen, bedroom four and guest cloakroom, this property is ideal for both relaxation and entertaining guests. On the first floor there is a separate lounge and the master bedroom with en-suite shower room and fitted wardrobes. To the second floor there are two further bedrooms, one with fitted wardrobes and family bathroom.

The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in this bustling area. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This semi-detached house on Edinburgh Road is not just a place to live; it is a home where memories can be made. With its generous living space and convenient features, it presents a wonderful opportunity for anyone looking to settle in Nuneaton. Don't miss the chance to make this charming property your own.



Entrance

Via canopy porch with entrance door leading into:

Entrance Hall

Stairs to first floor landing with spindles, double doors to storage cupboard housing wall mounted combination boiler serving heating system and domestic hot water and doors to:

Bedroom 4

9'0" x 6'0" (2.74m x 1.82m)

Double glazed window to front, radiator.

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator.

Living/Dining Room/Kitchen

19'11" x 12'11" (6.06m x 3.94m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, fan assisted oven, four ring gas hob with extractor hood over, sunken ceiling spots to kitchen area, double glazed double doors to garden, door to under-stairs storage cupboard.

Landing

Radiator, stairs to second floor landing with spindles, doors to:

Lounge

11'10" x 12'10" (3.60m x 3.92m)

Double glazed window to front, radiator, tv point and telephone point on communication panel.

Master Bedroom

9'11" x 12'9" (3.03m x 3.88m)

Double glazed window to rear, built-in wardrobes with hanging rails, shelving and drawers, radiator, door to:

En-suite Shower Room

Fitted with three piece suite with double shower enclosure, vanity wash unit with cupboard under, mixer tap and tiled splashback, low-level WC and extractor fan, shaver point, obscure double glazed window to side, radiator and sunken ceiling spotlights.

Landing

Radiator, access to loft space, doors to:

Bedroom

8'11" x 12'10" (2.72m x 3.92m)

Double glazed skylight to rear with integral blind, fitted wardrobes with hanging rails and shelving, radiator.

Bedroom

10'9" x 12'10" (3.27m x 3.92m)

Double glazed window to front, double radiator.

Storage

Built in storage cupboard

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, double glazed window to side, double radiator, sunken ceiling spotlights.

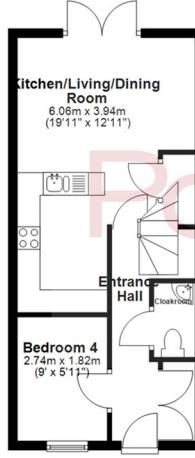
Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio area, pedestrian gated access to the side leading to double width driveway at the front

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 band C and payable to Nuneaton & Bedworth Borough Council

Ground Floor



First Floor

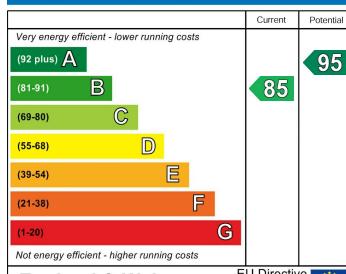


Second Floor



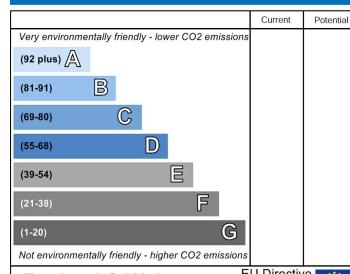
All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



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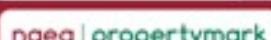
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