

45, The Hedgerows, Nuneaton, Warwickshire, CV10 0JE

HOWKINS & HARRISON

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Nuneaton,
Warwickshire, CV10 0JE

Guide Price: £179,950

A well-presented, modern two-bedroom semi-detached home, offered with vacant possession, presented is ready for immediate occupation. The accommodation extends to approximately 740 sq. ft. and includes an entrance hall with ground-floor WC, a comfortable living room and a bright kitchen/diner with French doors opening onto the enclosed rear garden. Upstairs are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden with timber store, together with allocated parking positioned to the rear. An ideal opportunity for first-time buyers, investors or those seeking a straightforward move with no onward chain.







Location

The property is situated in an established residential area on the northern side of Nuneaton, conveniently placed for local shops, schools and everyday amenities. Nuneaton town centre offers a wider selection of shops, supermarkets, leisure facilities and places to eat, while the town's railway station provides services towards Birmingham, Coventry, Leicester and London via the West Coast Main Line and surrounding regional routes. Road links are also readily accessible, with connections to the A5, A444, M42, M69 and M6, making the location well suited to commuters.

Approximate travel distances
Nuneaton railway station – 1.5 miles
A5 Watling Street – 3 miles
Hinckley – 7 miles
M42, Junction 10 – 9 miles
M6, Junction 3 – 9 miles
Coventry city centre – 11 miles
Birmingham city centre – 22 miles









Accommodation Details

Approached from the front, the entrance door opens into a welcoming hallway with stairs rising to the first floor and access to a useful ground-floor cloakroom. To the front is a comfortable living room, while to the rear lies the bright kitchen/diner, fitted with a range of modern units and incorporating space for everyday dining. French doors open directly onto the rear garden, creating a pleasant connection between the house and outside space.

The first-floor landing provides access to two well-proportioned bedrooms, with the larger principal bedroom positioned to the rear and the second bedroom overlooking the front. Completing the accommodation is a modern family bathroom fitted with a white suite, including a bath with shower over.

Outside

Outside, the property has an enclosed rear garden with fenced boundaries, a paved pathway and timber storage shed. Gated access leads towards the rear, where allocated parking is provided.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold.

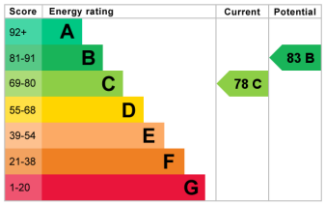
Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

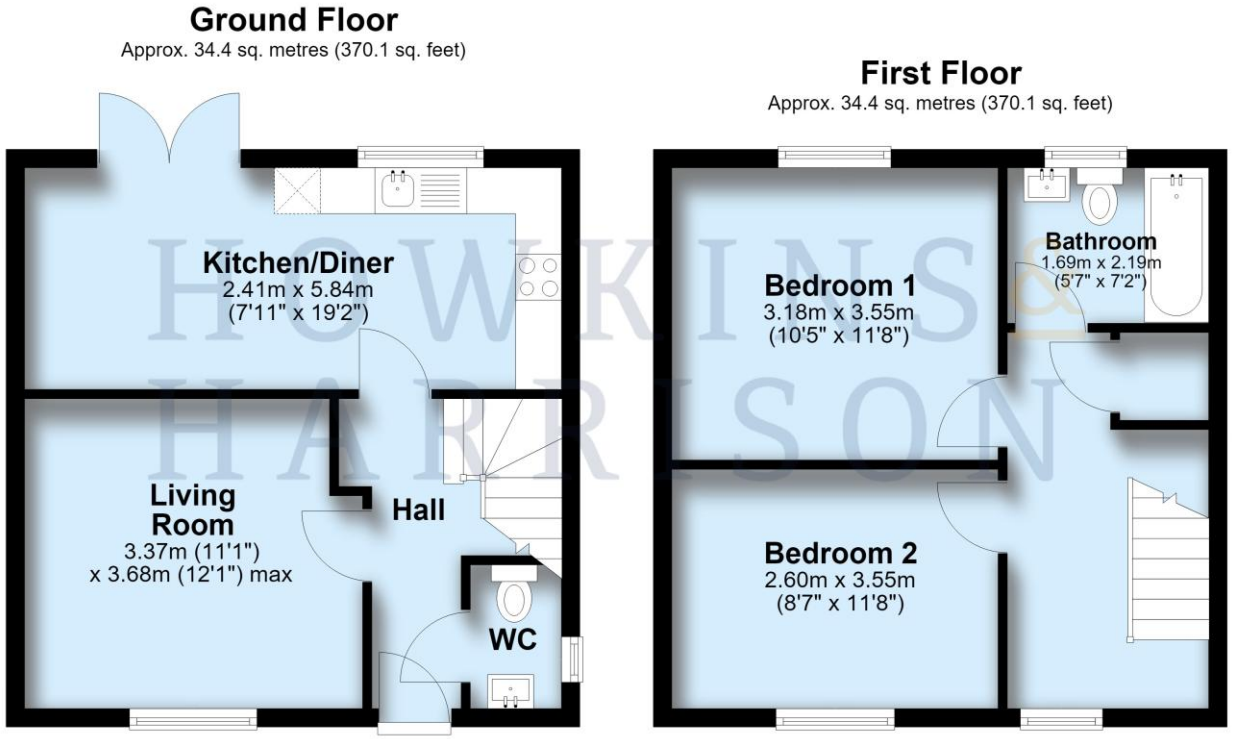
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not currently connected.

Local Authority
Nuneaton & Bedworth Council - Tel:024-76376376

Council Tax
Band - B





Total area: approx. 68.8 sq. metres (740.3 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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