



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£220,000

Located in

Nuneaton





# Petunia Close

Nuneaton | CV10 7SY



Nestled in the tranquil cul-de-sac of Petunia Close, Nuneaton, this charming three-bedroom semi-detached house is a delightful family home that has been lovingly maintained. Built just over 20 years ago, the property boasts a well-designed layout that is both practical and inviting.

With a spacious lounge/diner to the rear, being perfect for family gatherings and entertaining guests. The fully equipped kitchen, providing ample space for culinary creations. A convenient downstairs WC adds to the functionality of the home, making it ideal for busy family life.

The first floor features three comfortable bedrooms. The family bathroom is well-appointed, catering to the needs of the household with ease.

This property is further enhanced by double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, the well-maintained rear garden provides a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the house comes with two allocated parking spaces, a valuable asset in this desirable location.

Conveniently situated, the property is just a short drive from Griff Way (A444), George Eliot Hospital, the M6 motorway, and the Bedworth bypass, making it an excellent choice for commuters and families alike. This semi-detached home offers a perfect blend of comfort, convenience, and community living, making it an ideal choice for those looking to settle in Nuneaton.

# Petunia Close

£220,000 Freehold



- 3 cosy bedrooms, Semi-detached charm
- Downstairs WC for convenience
- Well-maintained rear garden, 2 allocated parking spaces
- Modern kitchen, fully equipped
- Gas central heating, Double glazing throughout
- Close to A444 and M6, George Elliot Hospital

## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 76      | 81                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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Coventry  
CV3 4FJ

  
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