



35 Spruce Road, Nuneaton, CV10 0LN

£170,000

BASED OVER THREE FLOORS... VACANT... NO UPWARD CHAIN... THREE BEDROOMS... TWO BATHROOMS... ALLOCATED PARKING TO THE REAR... CLOSE TO NUNEATON TOWN CENTRE... PERFECT FOR THE FIRST TIME BUYER... NEW CONSUMER UNIT... WORCESTER CENTRAL HEATING BOILER... IN NEED OF SOME COSMETIC TLC... Welcome to this three storey townhouse located on Spruce Road in Nuneaton. This property is VACANT and comes with NO UPWARD CHAIN, making it an ideal opportunity for first-time buyers looking to settle in a vibrant area.

Spanning over three floors, this townhouse offers a spacious living room that provides a warm and inviting atmosphere for both relaxation and entertaining. The property features three well-proportioned bedrooms, ensuring ample space for family or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The home is equipped with a new consumer unit and benefits from PVCu double glazing, ensuring energy efficiency and comfort throughout the year. The Worcester gas central heating system adds to the property's appeal, providing warmth during the colder months.

For added convenience, there is allocated parking at the rear, a valuable asset. Whilst the property is in need of a little cosmetic TLC, it presents a fantastic opportunity for buyers to personalise their new home to their taste and is perfect for those that don't mind doing a little work. The property is currently leasehold with 150 years left on the lease but we are led to believe that the freehold can be bought by the new owners (*see below).

Front Garden



Having a walled foregarden with paved inset and the front door leads into the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Kitchen

9'0 x 8'9 (2.74m x 2.67m)



Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring gas hob over, space and plumbing for a washing machine, space for a under counter fridge, space for a fridge freezer and tiling to all splash prone areas.

Ground Floor WC

5'11 x 3'0 (1.80m x 0.91m)



Having a low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Living Room

13'0 x 11'3 (3.96m x 3.43m)



Having a PVCu double glazed window and PVCu double glazed French doors to the rear elevation.

First Floor Landing



Having balustrade, stairs leading off to the first floor, airing cupboard and doors leading off to:

Bedroom One

13'0 x 9'1 (3.96m x 2.77m)



Having two PVCu double glazed windows to the front elevation.

Bedroom Two

11'3 x 6'6 (3.43m x 1.98m)



Having a PVCu double glazed window to the rear elevation.

Family Bathroom

6'10 x 6'2 (2.08m x 1.88m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment over, pedestal wash hand basin, low level flush WC, shelving, extractor and tiling to all splash prone areas.

Second Floor Landing



Having balustrade and doors leading off to:

Bedroom Three

12'1 x 9'1 (3.68m x 2.77m)



Having a PVCu double glazed window to the front elevation.

Study / Dressing Room

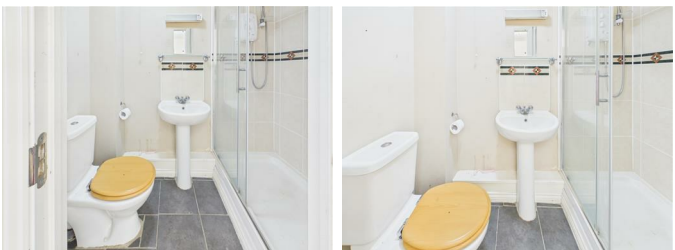
13'0 x 6'4 (3.96m x 1.93m)



Perfect for a dressing room, study or storage.

Shower Room

6'9" x 4'3" (2.06 x 1.31)



Having a walk-in shower enclosure with shower over, extractor, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear Garden



Having decked patio area with tiered gravel garden area, paved pathway that leads to the rear parking area.

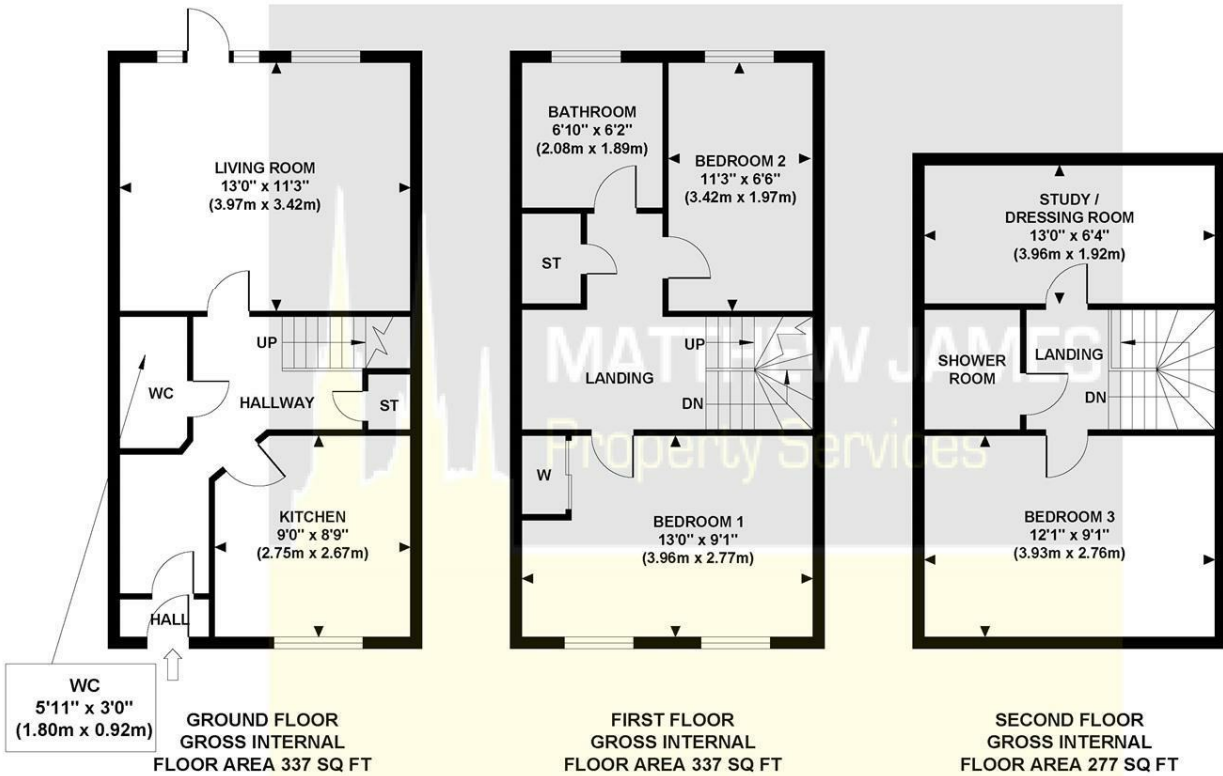
Parking Area

Having allocated space.

Floor Plan

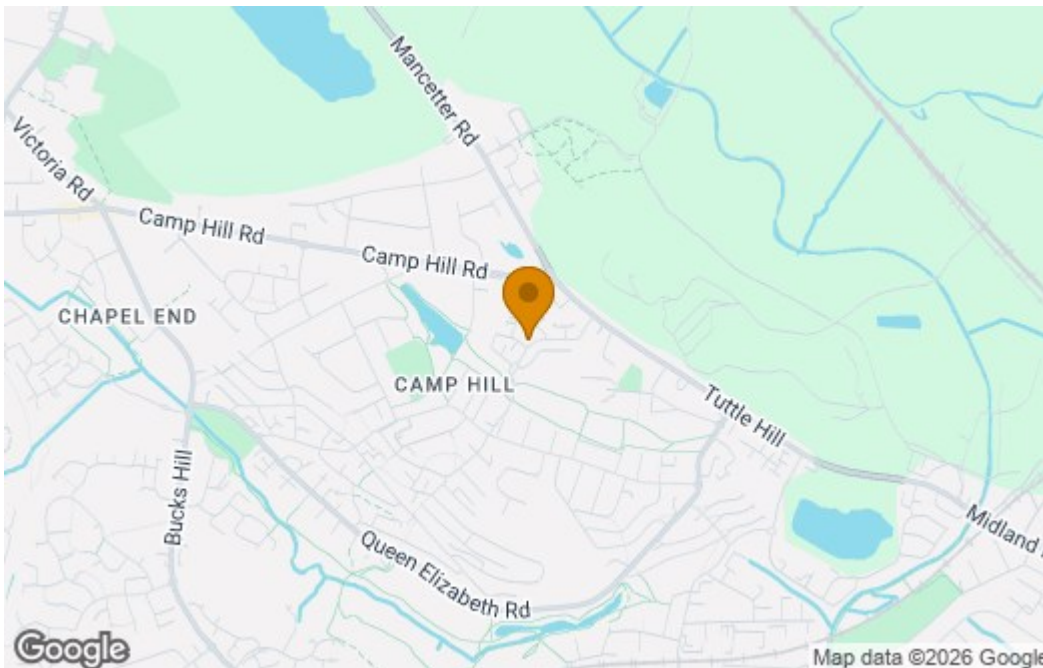
35 SPRUCE ROAD

Approximate Gross Internal Area 951 sq ft / 88.3 sq m

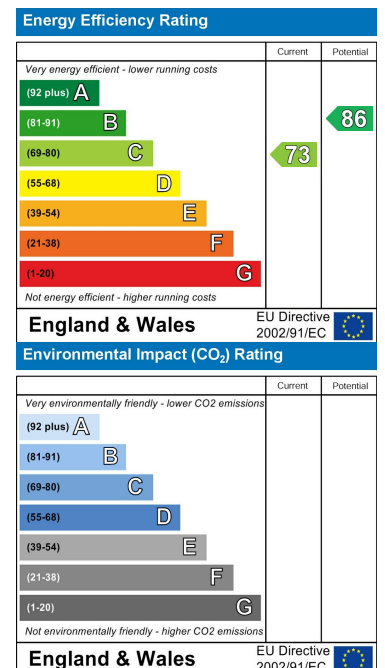


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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