



**Dale End, Nuneaton
CV10 9BP
£170,000**

Nestled in the charming area of Dale End, Nuneaton, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a modern shower room, ensuring convenience and comfort for its residents. One of the standout attributes of this property is the availability of parking to the rear as well as a garage, a rare find in many urban settings, making it particularly appealing for families or individuals with multiple cars.

With no onward chain, this home offers a smooth transition for prospective buyers, allowing for a quicker move-in process.

This end-terrace house is a wonderful blend of comfort and practicality, making it an ideal choice for those looking to settle in a welcoming community. Do not miss the chance to make this charming property your new home.



Entrance Hall

Stairs to first floor landing and door to:

Lounge

16'8" x 9'4" (5.08m x 2.84m)

Double glazed window to front, living flame effect gas fire with feature surround and tiled hearth, radiator, coving to textured ceiling, double glazed French style double doors to garden, door to:

Kitchen

9'1" x 12'2" (2.77m x 3.72m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to rear, double glazed door to side and doors to storage cupboards.

Landing

Double glazed window to rear, access to loft space with pull down ladder, door to Storage cupboard, wall mounted combination boiler serving heating system and domestic hot water, door to:

Bedroom

16'9" x 9'3" (5.10m x 2.83m)

Double glazed windows to front and rear, double radiator.

Bedroom

11'0" x 9'7" (3.35m x 2.93m)

Double glazed window to front, radiator, door to Storage cupboard.

Shower Room

Fitted with two piece suite comprising shower enclosure and vanity wash unit with cupboard and mixer tap, obscure double glazed window to rear, radiator.

WC

Obscure double glazed window to rear, low-level WC.

Storage cupboard,

Wall mounted combination boiler serving heating system and domestic hot water.

Store Room

Door Accessed from outside

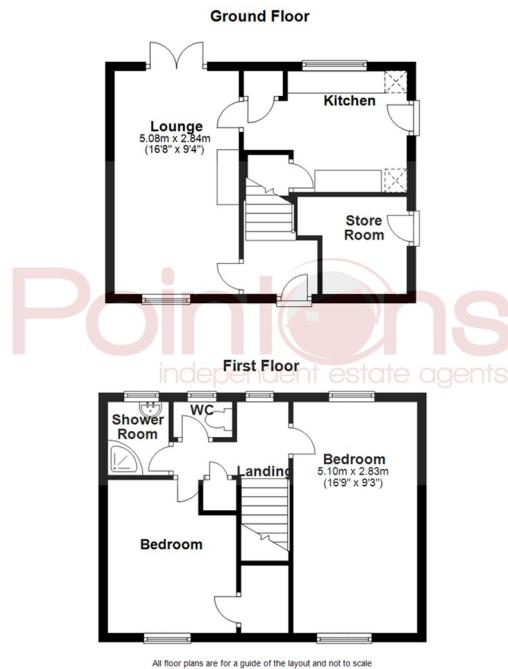
Outside

To the rear is an enclosed garden, with paved patio area, hardstanding for vehicle and detached garage with power and light. To the front is mainly laid to lawn with path leading to entrance

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 Nuneaton & Bedworth Borough Council and is Band A



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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