



## Silver Walk, Nuneaton CV10 7LZ £185,000

Nestled in the charming area of Silver Walk, Nuneaton, this delightful end-terrace house presents an excellent opportunity for first-time buyers. The property boasts a classic design that combines comfort with practicality.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The spacious kitchen/diner is a highlight, offering a wonderful space for cooking and dining, making it the heart of the home. With three well-proportioned bedrooms, there is ample room for a growing family or for those who desire extra space for guests or a home office.

The property features a well-maintained bathroom, ensuring convenience for all residents. Outside, you will discover both front and rear gardens, providing a lovely outdoor space for relaxation, gardening, or play. Additionally, the property includes a single garage located in a nearby block, adding to the convenience of this charming home.

This end-terrace house is not only a perfect first-time buy but also a wonderful place to create lasting memories. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.



**Porch**

Wooden laminate flooring, door to:

**Kitchen/Dining Room**

9'8" x 14'8" (2.95m x 4.47m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, halogen hob with extractor hood over, double glazed window to front, wooden laminate flooring, double door to storage cupboard, door to:

**Living Room**

15'1" x 14'8" (4.59m x 4.46m)

Double glazed windows to rear, coal effect living flame effect gas fire set in Adam style surround, wooden laminate flooring, telephone point, coving to textured ceiling, stairs, double glazed double doors to garden.

**Landing**

Door to Storage cupboard, door to:

**Bedroom**

11'9" x 8'8" (3.57m x 2.64m)

Double glazed window to front, radiator, wooden laminate flooring, coving to textured ceiling.

**Bedroom**

12'0" x 8'8" (3.66m x 2.63m)

Double glazed window to rear, built-in wardrobe(s) with hanging rail and shelving, radiator, coving to ceiling.

**Bathroom**

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiling to all walls, double glazed window to front.

**Bedroom**

8'4" x 5'9" (2.54m x 1.76m)

Double glazed window to rear, radiator, coving to textured ceiling.

**Outside**

To the rear is a garden with lawn, decking and patio area and pedestrian gated access leading to the front where there is a fore-garden.

**Tenure**

We are advised that the property is Freehold, however, it is

recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NBBC, EPC rating D

**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.



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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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