



## Ryders Hill Crescent, Nuneaton CV10 9EW £160,000

Charming Two-Bedroom End-Terrace Home in a Popular Location

Welcome to Ryders Hill Crescent, a delightful two-bedroom end-terrace property offering the perfect opportunity for first-time buyers, young families, or investors. Neutrally decorated and well-presented throughout, this home is ready to move straight into while still offering scope to add your own personal touch.

The property boasts a spacious reception room, ideal for relaxing or entertaining, a fitted kitchen, and a family bathroom. Upstairs, you'll find two generously sized bedrooms, both offering plenty of natural light and a comfortable layout.

Outside, the property benefits from a private rear garden, providing a lovely space for summer evenings, barbecues, or simply enjoying the fresh air. On-street parking is also available to the front.

Perfectly positioned, this home is close to a range of local amenities, schools, and excellent transport links, making it both convenient and practical.



## Entrance

Via double glazed entrance door leading into

## Hall

Radiator, wooden laminate flooring, dado rail, textured ceiling, stairs to first floor landing, doors to:

## Utility

7'3" x 6'4" (2.21m x 1.92m)

Space for fridge/freezer and tumble dryer, double glazed window to front.

## Kitchen/Dining Room

9'2" x 12'6" (2.79m x 3.80m)

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, electric point for cooker, double glazed windows to side and rear, radiator, textured ceiling, double glazed door to garden, door to:

## Lounge

16'9" x 9'11" (5.10m x 3.03m)

Double glazed windows to front and rear, coal effect living flame effect gas fire with marble effect hearth, double radiator, telephone point, TV point and wall lights.

## Landing

Double glazed window to rear, textured ceiling, door to Storage cupboard housing a wall mounted combination boiler serving heating system and domestic hot water, doors to:

## Bedroom

16'9" x 9'5" (5.11m x 2.87m)

Double glazed windows to front and rear, textured ceiling.

## Bedroom

10'11" x 9'11" (3.32m x 3.01m)

Double glazed window to front, radiator, access to loft space, door to Wardrobe / storage cupboard.

## WC

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

## Shower Room

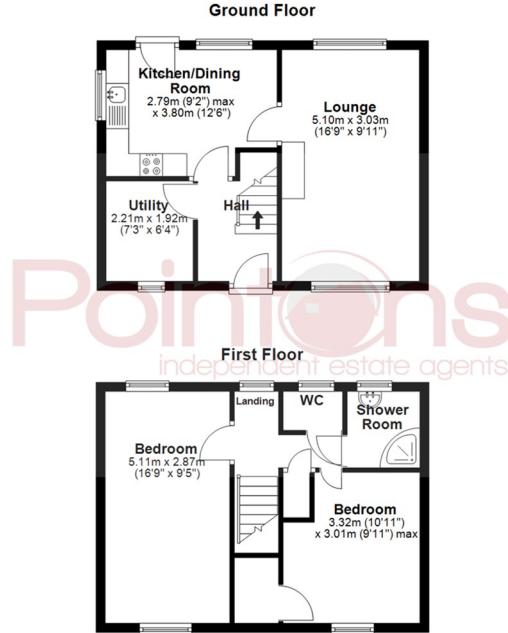
Fitted with two piece suite comprising tiled shower enclosure and vanity wash hand basin with cupboard under, mixer tap and ceramic tiling to all walls, obscure double glazed window to rear, radiator, ceramic tiled flooring.

## Outside

To the rear is an enclosed garden mainly laid to lawn and paved patio area, side pedestrian access leading to front where there is a further garden area mainly laid to lawn with path leading to entrance.

## General Information

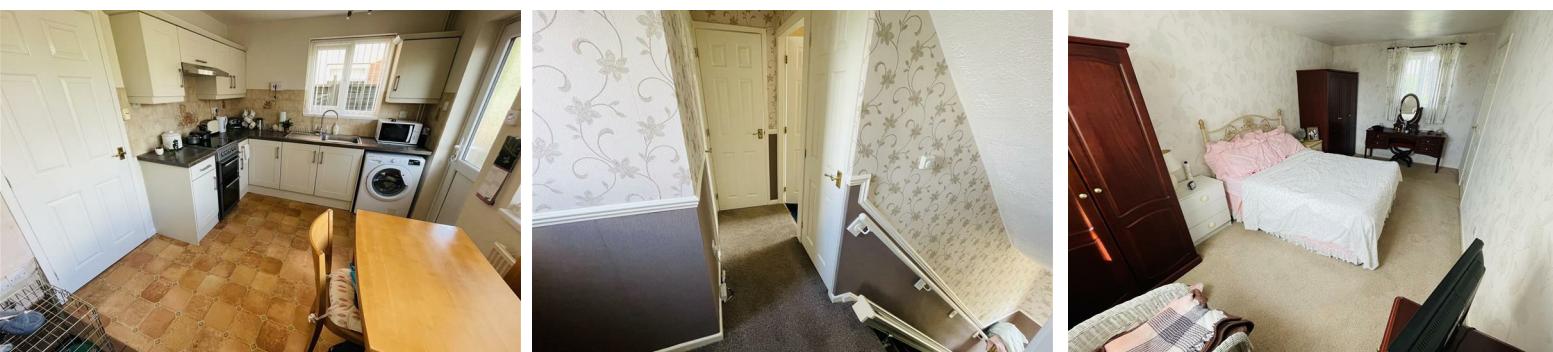
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is band A



All floor plans are for 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		
(69-80) C		
(55-68) D		
(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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