



**Marsdale Drive, Manor Park
Nuneaton CV10 7DE
£140,000**

Nestled in the charming area of Marsdale Drive, Nuneaton, this delightful end-terrace house offers a perfect blend of comfort and convenience. The property boasts a modern design that caters to contemporary living.

Upon entering, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The property features one well-appointed bedroom, making it an excellent choice for individuals or couples seeking a cosy retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this home is the ample parking space available for up to three vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike.

The location on Marsdale Drive is particularly appealing, offering a friendly neighbourhood atmosphere while remaining close to local amenities and transport links. Whether you are looking to enjoy the tranquillity of suburban life or seeking easy access to the vibrant town centre, this property provides the best of both worlds.



Entrance

Via canopy porch with double glazed door leading into

Entrance Hall

Electric radiator, wooden laminate flooring, telephone point, stairs to first floor, door to:

Lounge

10'2" x 15'3" (3.10m x 4.64m)

Double glazed window to rear, water or oil filled radiator, TV point, textured ceiling, double sliding patio door to garden, door to Storage cupboard, door to:

Kitchen

5'2" x 8'8" (1.58m x 2.64m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, double glazed window to front.

Landing

Double glazed window to rear, door to walk-in airing cupboard housing, hot water tank with linen shelving, doors to:

Bedroom

9'6" x 12'1" (2.90m x 3.69m)

Double glazed window to front, water or oil filled radiator, textured ceiling, access to loft space, door to built-in double with hanging rail.

Bathroom

Three piece coloured suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to rear, water or oil filled radiator.

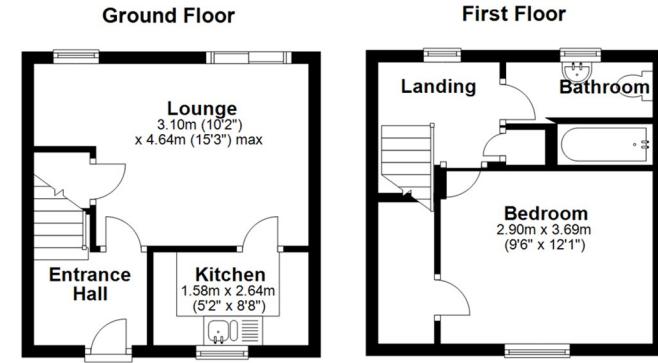
Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio. To the front a garden, parking and path 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 Band A payable to Nuneaton & Bedworth Borough Council



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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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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