



## 304 Tuttle Hill, Nuneaton CV10 0HS Asking Price £180,000

Located on Tuttle Hill, Nuneaton, this delightful bungalow offers a perfect blend of comfort and convenience. The property is ideally situated for those seeking a peaceful residential setting while remaining close to local amenities.

This inviting bungalow features one well-proportioned reception room, providing a warm and welcoming space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation, making it an ideal home for couples, small families, or those looking to downsize. The property includes a modern bathroom with shower over the bath, ensuring that all essential facilities are readily available. The layout is practical and user-friendly, catering to a variety of lifestyles.

For those with vehicles, the bungalow offers parking for one vehicle, adding to the convenience of this lovely home. The surrounding area is known for its friendly community atmosphere, with local shops, parks, and schools within easy reach.





### Entrance

Via double glazed door leading into

### Entrance Hall

Radiator, wooden laminate flooring, doors to:

### Kitchen

8'9" x 9'3" (2.67m x 2.81m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric fan assisted oven, four ring electric hob, extractor hood, double glazed window to front, ceramic tiled flooring with sunken spotlights, opening to:

### Lounge/Dining Room

16'7" x 13'5" (5.05m x 4.10m)

Double glazed window to front, radiator, wooden laminate flooring, coving to textured ceiling with sunken ceiling spotlights, door leading back to entrance hall.

### Bedroom

10'7" x 9'11" (3.22m x 3.02m)

Double glazed window to side, radiator, wooden laminate flooring, door to Storage cupboard, wall mounted gas combination boiler serving heating system and domestic hot water.

### Bedroom

7'8" x 9'11" (2.34m x 3.03m)

Double glazed window to side, radiator, wooden laminate flooring.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, matching telephone style taps incorporating shower attachment and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, ceramic tiled flooring, sunken ceiling spotlights.

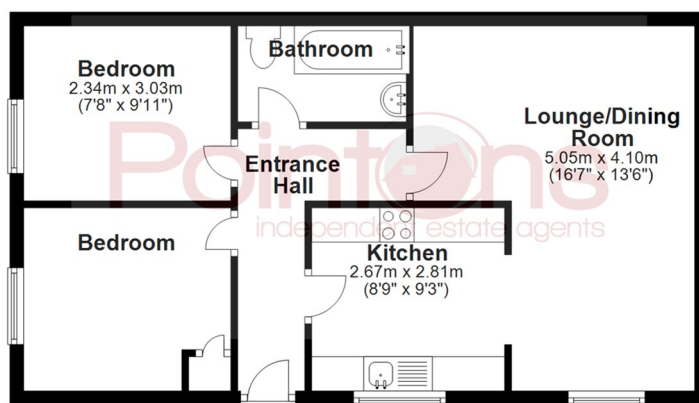
### Outside

There is a garden enclosed mainly laid to lawn and parking space

### 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 B

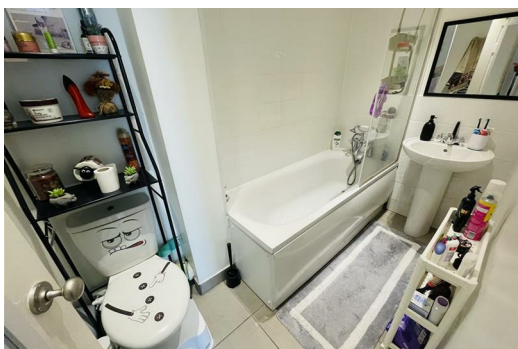
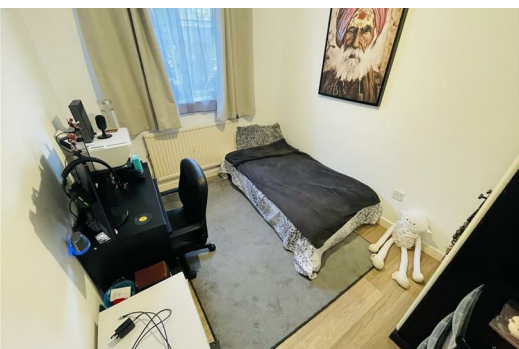
### Ground Floor



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                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      |           |
| (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                                                     |                         | 90        |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       | 72                      |           |
| (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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