



## **Spruce Road, Middlemarch Rise Nuneaton CV10 0LL Offers Over £150,000**

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

The house features a conveniently located guest cloakroom with a W.C., adding to the practicality of the living space. The shower room is designed to cater to your daily needs, ensuring comfort and convenience.

For those with a vehicle, the property offers parking, a valuable asset in this desirable area. Additionally, the absence of a chain means that you can move in without delay, making this home an even more attractive prospect.

With its appealing layout and prime location, this end-terrace house on Spruce Road is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to view this charming property.





### Entrance

Via canopy porch with double glazed door leading into:

### Entrance Hall

Wooden laminate flooring, doors to:

### Kitchen

9'3" x 6'0" (2.81m x 1.82m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob with pull out extractor hood over, double glazed window to front, radiator and sunken ceiling spotlights.

### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, wooden laminate flooring.

### Storage

Storage Cupboard

### Lounge

13'7" x 12'10" (4.15m x 3.91m)

Double glazed window to rear, radiator, wooden laminate flooring, telephone point, TV point, stairs to first floor landing with spindles, double glazed door with matching side panel to garden.

### Landing

Double glazed window to front, wooden laminate flooring, access to loft space, door to Storage cupboard, doors to:

### Bedroom

12'10" x 12'10" (3.90m x 3.91m)

Double glazed window to rear, built-in wardrobe with full-length mirrored sliding door, hanging rails and shelving, radiator.

### Bedroom

9'4" x 7'0" (2.84m x 2.14m)

Double glazed window to front, radiator, wooden laminate flooring, coving to ceiling, door to built in storage cupboard.

### Shower Room

Three piece suite comprising tiled shower area, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan.

### Outside

To the rear is an enclosed garden with paved patio, and gravelled areas with rear access leading to parking space at the rear. To the front is an easy maintenance area with wall and wrought iron fencing.

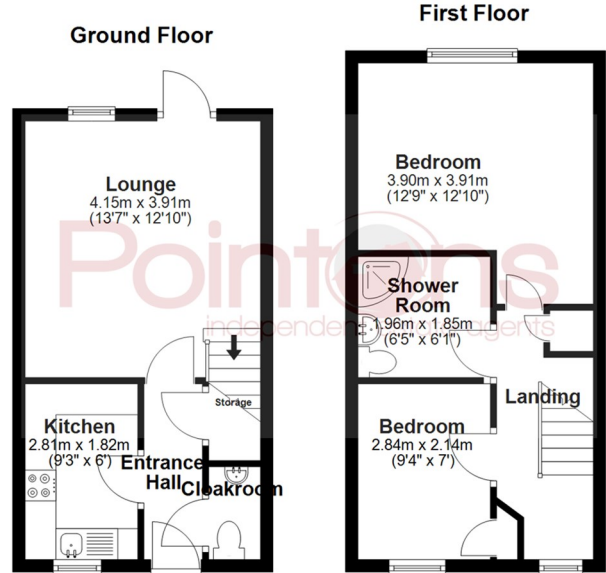
### Leasehold Information

There is believed to be 129 years remaining on the lease with the a

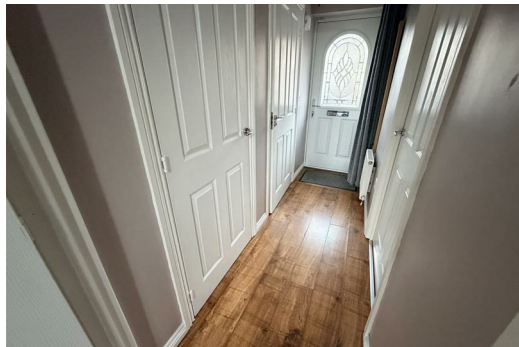
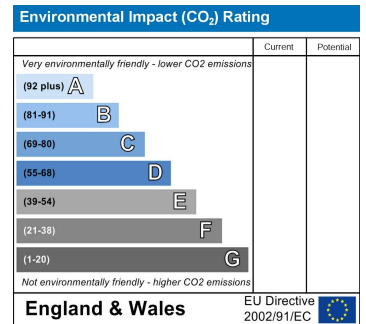
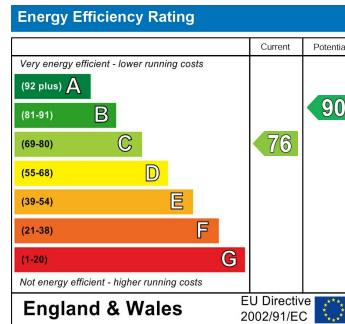
ground rent charge of £1.00 per annum and a service charge of £39.46 per annum, all subject to solicitor verification.

### 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 band B is payable Nuneaton & Bedworth Borough Council.



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



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