



## Bede Road, Nuneaton CV10 8HP £220,000

Nestled in the charming area of Stockingford, this delightful semi-detached house on Bede Road presents an excellent opportunity for families and first-time buyers alike. The property boasts an entrance hall, lounge, kitchen diner, utility room and bathroom.

With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it ideal for both growing families and those seeking a comfortable living environment. The single reception room offers a versatile space that can be tailored to suit your lifestyle, whether it be a cosy lounge for family gatherings or a stylish entertaining area for friends.

The property features a bathroom that caters to your everyday needs, ensuring convenience for all residents. One of the standout advantages of this home is that it comes with no chain, allowing for a smoother and quicker transaction process.

Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it a perfect choice for those who value community living. With its appealing features and prime location, this semi-detached house on Bede Road is a wonderful opportunity not to be missed.





### Entrance

Entrance via double glazed entrance door with canopy porch leading into:

### Entrance Hall

Radiator, dado rail, stairs to first floor, door to:

### Lounge

12'5" x 14'6" (3.78m x 4.42m)

Double glazed window to front, radiator, wooden laminate flooring, telephone point, TV point, double doors to kitchen and door to under-stairs storage cupboard.

### Kitchen/Dining Room

13'10" x 11'0" (4.22m x 3.36m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for, fridge, freezer and slimline dishwasher, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, radiator, wooden laminate flooring, double glazed door to garden, doors to:

### Utility

2'11" x 7'4" (0.90m x 2.24m)

Plumbing for washing machine, space for tumble dryer, wooden laminate flooring.

### Inner Hallway

Wooden laminate flooring, sunken ceiling spotlight, door to:

### Bathroom

Fitted with three piece suite comprising panelled bath with matching telephone style mixer tap, pedestal wash hand basin and low-level WC, two obscure double glazed windows to rear, radiator, sunken ceiling spotlights.

### Landing

Obscure double glazed window to side, access to loft space, doors to:

### Bedroom

9'7" x 14'8" (2.92m x 4.47m)

Double glazed window to front, radiator, wooden laminate flooring, sunken ceiling spotlights.

### Bedroom

11'2" x 8'9" (3.41m x 2.67m)

Double glazed window to rear, radiator, textured ceiling.

### Bedroom

7'9" x 8'11" (2.37m x 2.72m)

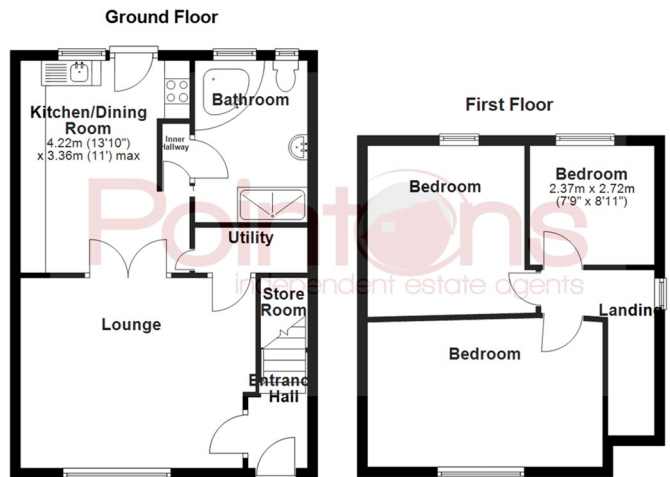
Double glazed window to rear, radiator, wooden laminate flooring, textured ceiling.

### Outside

To the rear is an enclosed garden of easy maintenance with astro turf, pergola, and storage sheds. Pedestrian access leading to the front where there is a Crete-print hardstanding.

### 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 Nuneaton & Bedworth Borough Council and is Band B



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			
(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	86

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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