



**Triton Road, Nuneaton  
CV11 4RA  
£240,000**

**Freehold - Band: C - EPC: B**

Nestled in a peaceful cul-de-sac on Triton Road, Nuneaton, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property is well-presented throughout, making it an ideal choice for families or first-time buyers seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hall that leads to a fitted kitchen, perfect for culinary enthusiasts. The generous lounge and dining room provide an inviting space for relaxation and entertaining, while a convenient downstairs WC adds to the practicality of the layout.

Upstairs, you will find three well-proportioned bedrooms, each offering ample space for rest and personalisation. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the enclosed garden to the rear provides a private sanctuary for outdoor activities, while the driveway accommodates parking for two vehicles, a valuable asset in this area.

Situated close to local shops and schools, this home is also within walking distance of Nuneaton town centre, offering easy access to a variety of amenities and transport links. This semi-detached house on Triton Road is not just a property; it is a place where you can create lasting memories. Don't miss the opportunity to make it your own.



## Entrance Hall

Entrance via front door with stairs off to the first floor, radiator and doors off to various rooms.

## Kitchen

10'2" x 9'10" (3.10m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, built in four ring gas hob with extractor hood over and fan assisted oven, plumbing/space for appliances, combination boiler and double glazed window to front.

## WC

Fitted with a low level WC, hand wash basin with mixer tap and tiled splashback and radiator.

## Lounge/Dining Room

6'7" x 16'9" (2.00m x 5.10m)

With double glazed window and french doors to rear, two radiators and under stairs storage cupboard.

## Landing

With doors off to various rooms.

## Bedroom

10'2" x 16'9" (3.10m x 5.10m)

With two double glazed windows to front, radiator and storage cupboard.

## Bedroom

10'2" x 10'2" (3.10m x 3.10m)

With double glazed window to rear and radiator.

## Bedroom

10'2" x 6'3" (3.10m x 1.90m)

With double glazed window to rear and radiator.

## Bathroom

6'11" x 6'3" (2.10m x 1.90m)

Partly tiled suite comprising of a panelled bath with shower over and glass screen, low level WC, hand wash basin with mixer tap, radiator and obscure double glazed window to side.

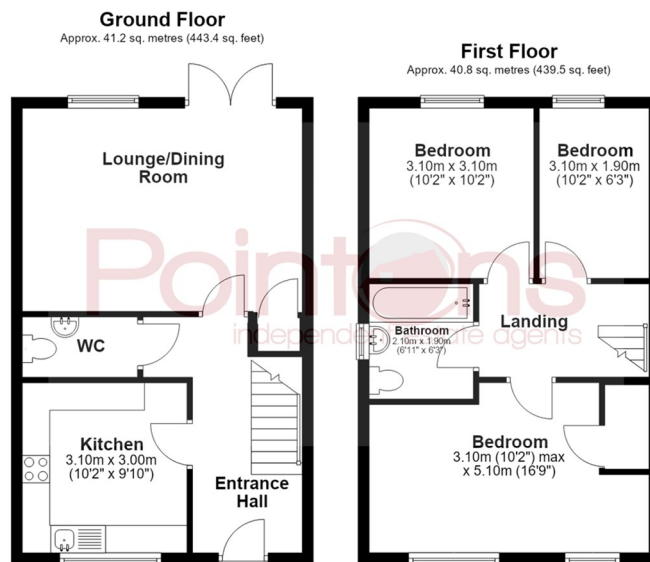
## Outside

To front there is a low maintenance garden and block paved

driveway for multiple vehicles, side gated access to rear which is made up of patio and lawned areas.

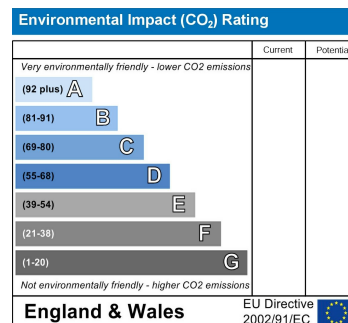
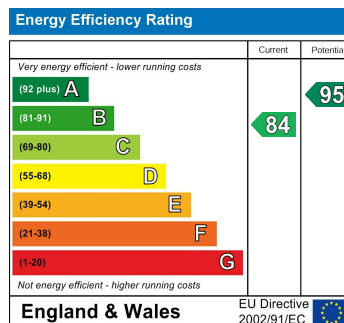
## General Information

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.



Total area: approx. 82.0 sq. metres (882.9 sq. feet)

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



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