

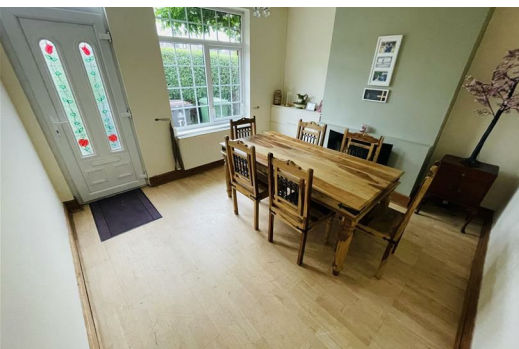


## Nuneaton Road, Bulkington CV12 9QW Asking Price £190,000

Located on Nuneaton Road in the charming village of Bulkington, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, this residence offers ample space for comfortable living. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the home is both practical and welcoming, making it an ideal choice for small families or couples.

One of the standout features of this property is the absence of a chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those eager to move in without delay.

Bulkington is known for its friendly community and convenient amenities, making it a desirable location for those looking to settle in a peaceful yet accessible area. With good transport links and local shops nearby, this home is perfectly positioned for modern living. In summary, this end-terrace house on Nuneaton Road is a wonderful opportunity to acquire a charming property in a sought-after location. With its spacious reception rooms, comfortable bedrooms, and the added benefit of no chain, it is certainly worth considering for your next home.





### Entrance

via double glazed entrance door leading into:

### Reception Room

11'3" x 12'2" (3.43m x 3.72m)

Double glazed window to front, wooden laminate flooring, door to:

### Reception Room

16'2" x 12'2" (4.93m x 3.72m)

Double glazed window to side and rear, double radiator, wooden laminate flooring, telephone point, TV point, doors to under-stairs storage cupboard. staircase rising to first floor and:

### Stairs

Stairs to first floor landing.

### Kitchen

13'4" x 7'0" (4.07m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, gas point for cooker, two double glazed windows to side, ceramic tiled flooring, sunken ceiling spotlights, door leading to garden.

### Landing

Doors to:

### Bedroom

11'2" x 12'2" (3.40m x 3.72m)

Double glazed window to front, ornamental fireplace, double radiator, wall lights, door to Storage cupboard with hanging rail and access to loft space

### Bedroom

13'0" x 9'4" (3.95m x 2.84m)

Double glazed window to rear, ornamental fireplace and double radiator.

### Bathroom

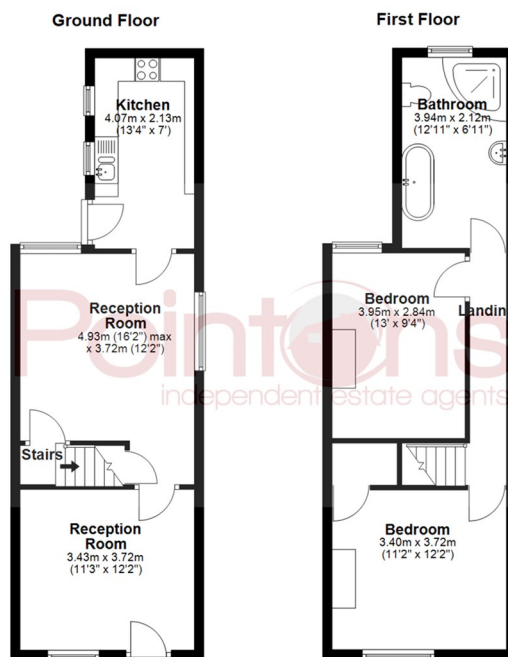
Fitted with four piece suite comprising deep bath with ornamental feet and matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to rear, double radiator, wooden flooring, sunken ceiling spotlights, built-in boiler cupboard, housing combination boiler serving heating system and domestic hot water.

### Outside

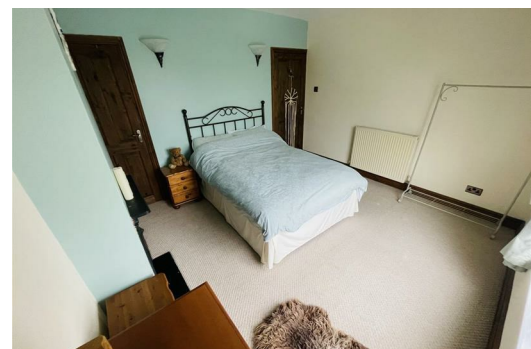
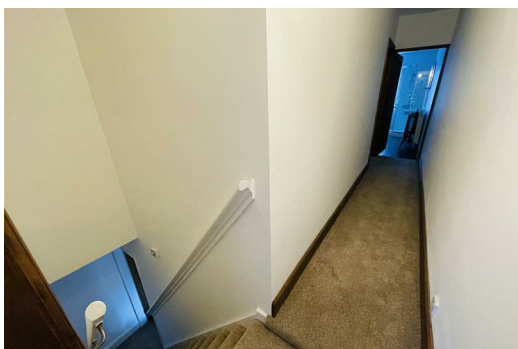
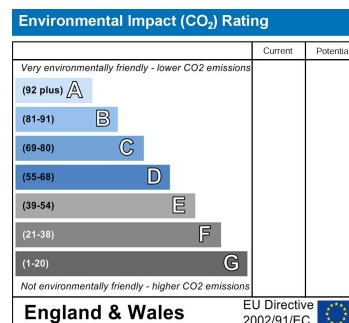
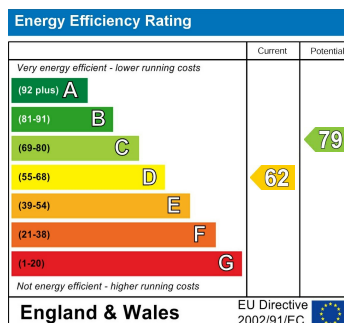
To the rear is a garden with lawn, shrub borders, shed and patio area, Also there is an outside W.C. A pedestrian gated access leading to the front where there is a fore-garden.

### 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 B payable to 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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