CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH OPEN COUNTRYSIDE VIEWS TO THE REAR SITUATED IN A POPULAR AND CONVENIENT LOCATION

400 HEATH END ROAD
NUNEATON CV10 7HG

Offers In The Region Of £230,000

- Entrance Porch To Hall
- Separate Dining Area
- Well Fitted Kitchen
- Family Bathroom
- Well Tended Sizeable Rear Garden
- Attractive Lounge
- Sun Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Open Countryside Views To Rear

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** OPEN COUNTRYSIDE VIEWS TO REAR ** This spacious semi detached family residence stands on a good sized plot with ample off road parking leading to carport and garage/workshop. The rear garden is private with open countryside views. Viewing is essential.

The accommodation enjoys entrance porch leading to hall, lounge, separate dining room, sun room and kitchen. To the first floor there are three bedrooms and a family bathroom.

COUNCIL TAX BAND & TENURE

Nuneaton and Bedworth Council - Band C (Freehold)

ENCLOSED PORCH

5'1 x 2 (1.55m x 0.61m)
having upvc double glazed front door and side windows with obscure glass. Inner door to Hall.

HALL

13'1 x 5'7 (3.99m x 1.70m)
having central heating radiator and staircase to the First Floor Landing.

LOUNGE

15'6 x 10'9 (4.72m x 3.28m)

having marble fireplace with inset fire, tv aerial point, central heating radiator, wall light points and upvc double glazed window to front. Square archway to Dining Room.

DINING ROOM

9'11 x 8'2 (3.02m x 2.49m)
having central heating radiator. Sliding patio doors opening onto Sun Room.

SUN ROOM

16'2 x 7'11 (4.93m x 2.41m)
having fitted cupboard, space and plumbing for washing machine, upvc double glazed windows and French doors opening onto the private rear garden.

KITCHEN

9'7 x 7'11 (2.92m x 2.41m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for fridge and freezer, central heating radiator, upvc double glazed window to side and door to Sun Room.

FIRST FLOOR LANDING

having upvc double glazed side window and access to the roof space.

BEDROOM ONE

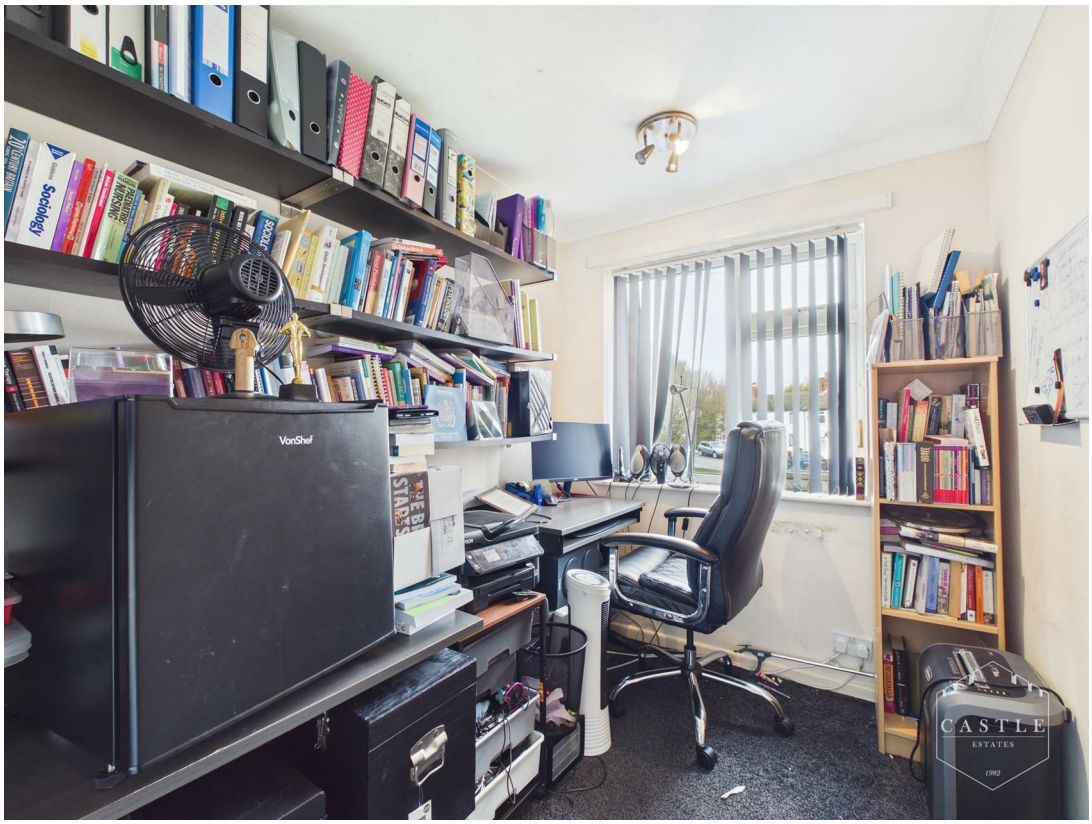
13'1 x 9'9 (3.99m x 2.97m)
having central heating radiator, tv aerial point and upvc double glazed window to front.

BEDROOM TWO

12'4 x 10'7 (3.76m x 3.23m)
having built in mirror fronted wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear with views.

BEDROOM THREE

9'5 x 6'6 (2.87m x 1.98m)
having central heating radiator and upvc double glazed window to front.



BATHROOM

6'1 x 5'9 (1.85m x 1.75m)

having panelled bath with shower over, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.

OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to CARPORT and GARAGE/WORKSHOP. A lawned foregarden. Pedestrian access to a fully enclosed rear garden with patio area, lawn and pebbled area. Open countryside views to rear.

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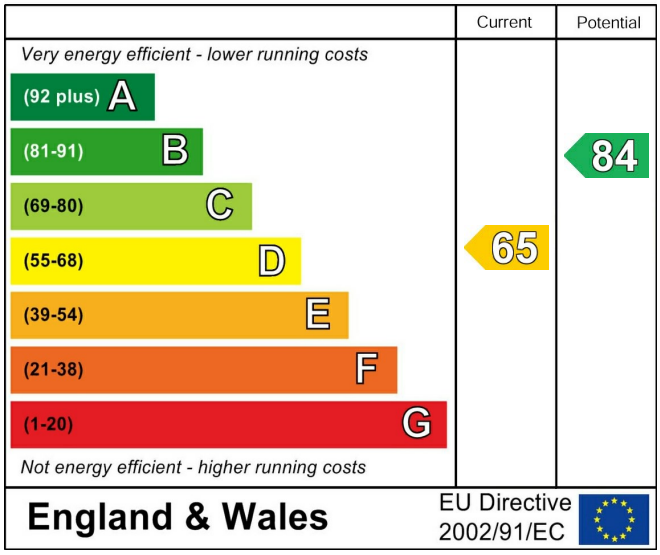
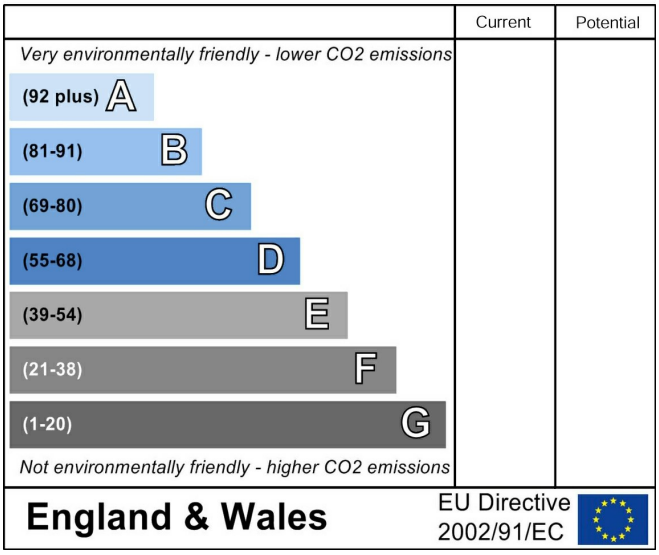
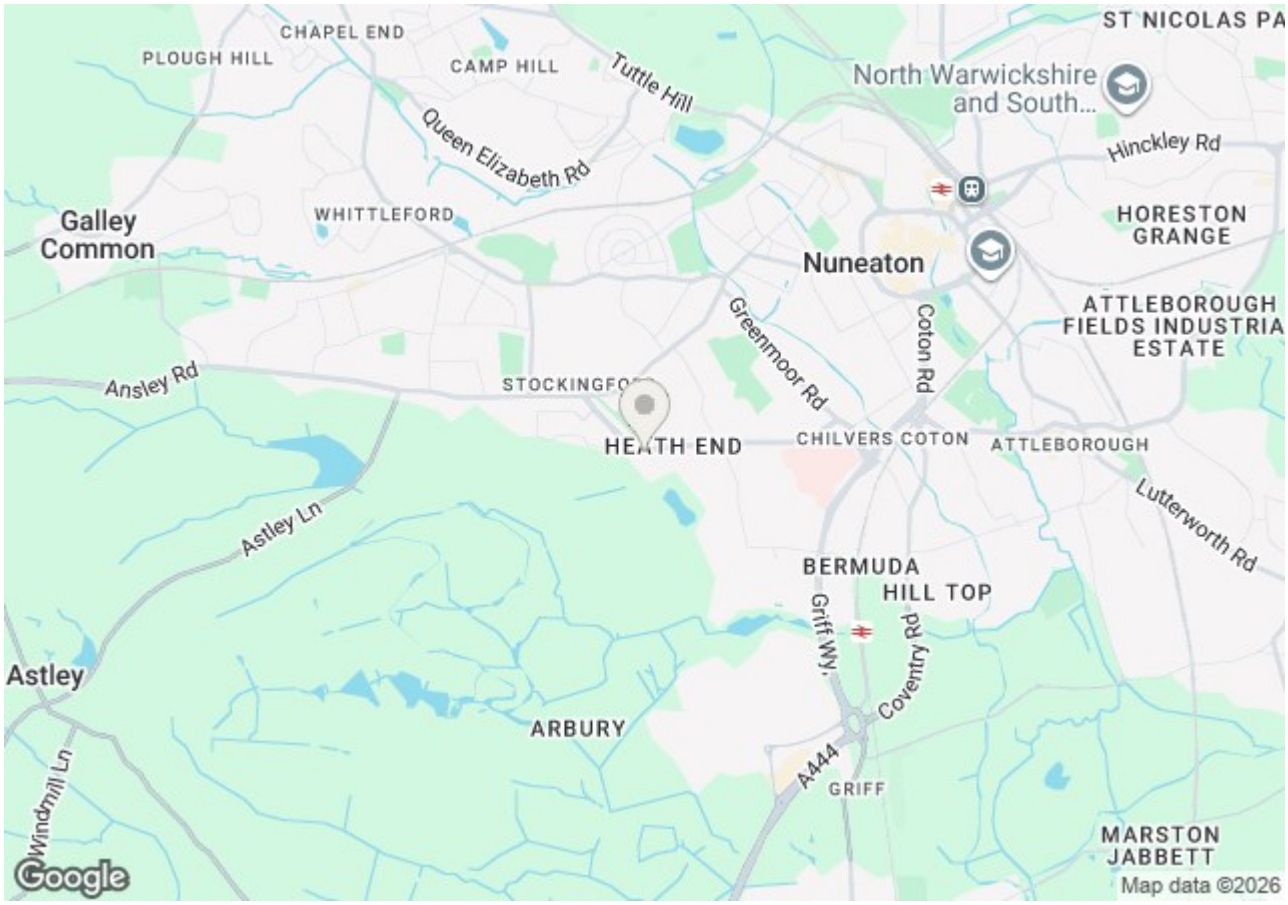
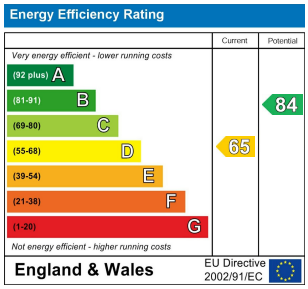
Energy Efficiency Rating

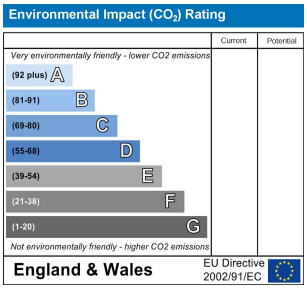


Environmental Impact (CO_2) Rating




CHAPEL END
PLOUGH HILL
CAMP HILL
Tuttle Hill
Queen Elizabeth Rd
ST NICOLAS PA
North Warwickshire and South...
Hinckley Rd
Galley Common
WHITTLEFORD
HORESTON GRANGE
Nuneaton
ATTLEBOROUGH FIELDS INDUSTRIA ESTATE
Greenmoor Rd
Coton Rd
Ansley Rd
STOCKINGFO
HEATH END
CHILVERS COTON
ATTLEBOROUGH
Lutterworth Rd
Astley Ln
BERMUDA
HILL TOP
Griff Wy
Coventry Rd
Astley
ARBURY
A444
GRIFF
Windmill Ln
MARSTON JABBETT
Google
Map data ©2026


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
65
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
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Very environmentally friendly - lower CO2 emissions
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(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Living Room
10'9" x 15'6"
Dining Room
8'2" x 9'11"
Sunroom
16'2" x 7'11"
Entry
5'1" x 2'0"
Hallway
5'7" x 13'1"
Kitchen
7'11" x 9'7"
Floor 0
Bedroom
9'9" x 13'1"
Bedroom
10'7" x 12'4"
Bedroom/Office
6'6" x 9'5"
Landing
5'7" x 8'6"
Bathroom
5'9" x 6'1"
Floor 1
E
N
S
W
Approximate total area(1)
953 ft²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm