



## 35 Spruce Road, Nuneaton, CV10 0LN

**Asking Price £180,000**

This well-presented three-bedroom townhouse on Spruce Road, Nuneaton, is now available through SE Properties Estate Agents. Offering flexible and spacious living throughout, it's perfectly suited to both growing families and working professionals.

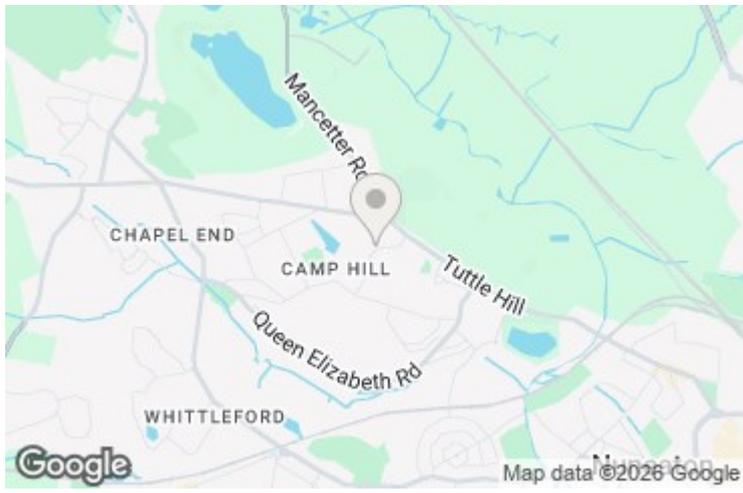
The ground level comprises a kitchen alongside a light-filled lounge and dining area, creating a comfortable setting for day-to-day living as well as entertaining.

On the first floor, the property boasts two well-proportioned bedrooms, each providing plenty of room for furniture and storage and a main family bathroom.

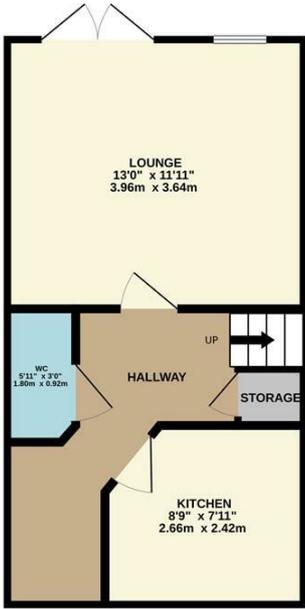
To the second floor there is a double bedroom, a separate shower room, adding extra practicality for busy households and a fourth room for storage or to be used as a study.

To the rear there is a large enclosed garden offering an inviting space to unwind or host gatherings.

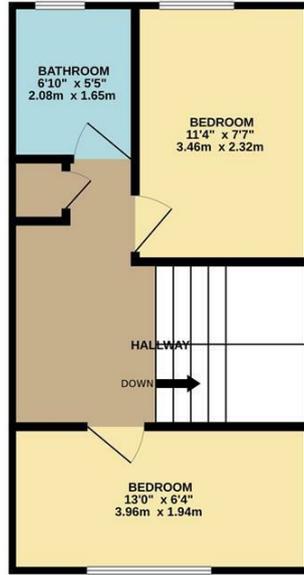
Positioned within a sought-after part of Nuneaton, the home enjoys convenient access to nearby amenities, reputable schools, and excellent transport connections, making it an ideal choice for a variety of buyers.



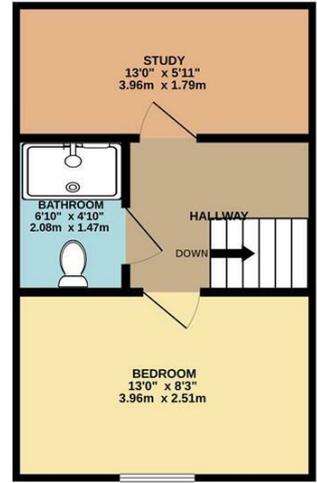
GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

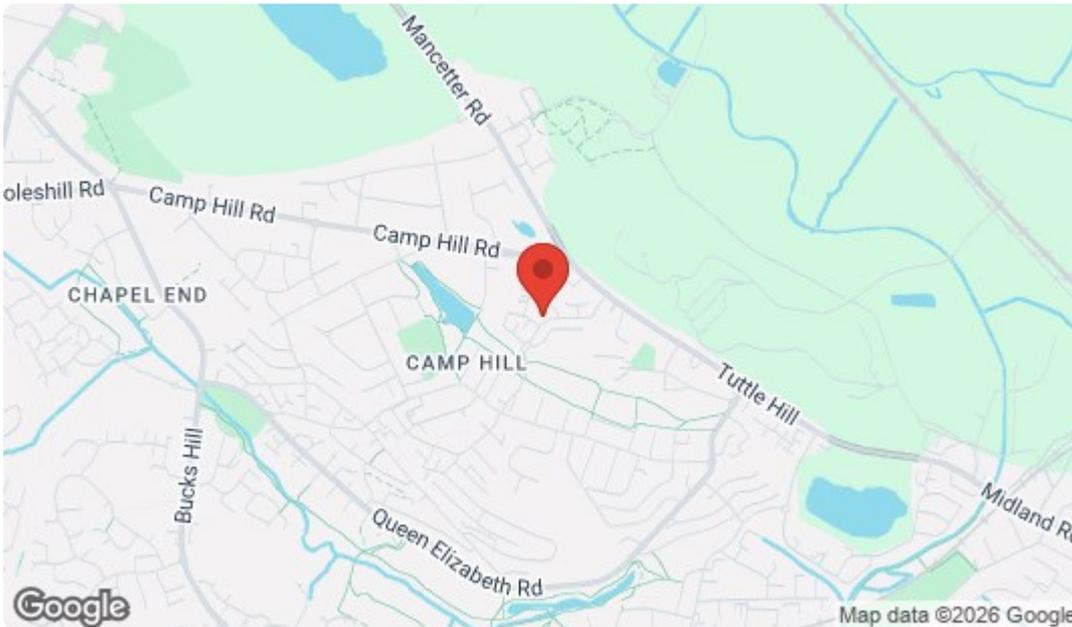


2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 73                      |           |
| (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 |           |
| 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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