



## **Bucks Hill, Chapel End Nuneaton CV10 9LF Asking Price £170,000**

Located on Bucks Hill, Chapel End, this delightful end-terrace house, built in 1900's, offers a wonderful opportunity for those seeking a blend of character and modern living. With its rich history, this property has a double width plot, a rare find for this type of property.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample accommodation for families and with the added loft room space is convenient for those looking for extra space for guests or a home office.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for first-time buyers or those looking to move quickly.

Situated in a desirable location, this home is close to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. With its blend of period charm and modern convenience, this end-terrace house in Bucks Hill is a fantastic opportunity not to be missed.





#### Entrance via

Double glazed entrance door leading into:

#### Reception Room

11'11" x 12'4" (3.64m x 3.77m)

Double glazed window to front, gas fire with marble effect hearth, double radiator, telephone point, TV point, textured ceiling with feature beams, door to:

#### Inner Hallway

Opening to second reception room, door to storage cupboard housing meters and electric fuse board:

#### Reception Room

12'0" x 12'5" (3.66m x 3.78m)

Double glazed window to rear, double radiator, door to staircase, opening into:

#### Kitchen

11'3" x 7'0" (3.44m x 2.14m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric point for cooker, double glazed window to side, double glazed door to garden, door to:

#### Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, obscure double glazed window to side, heated towel rail.

#### Stairs case

Double radiator, stairs to first floor landing.

#### Landing

Stair rising to second floor and doors to:

#### Bedroom

8'11" x 12'5" (2.71m x 3.78m)

Double glazed window to front, fitted single with full-length mirrored sliding doors, hanging rails and shelving, double radiator, TV point, textured ceiling.

#### Bedroom

11'11" x 9'4" (3.62m x 2.84m)

Double glazed window to rear, double radiator, textured ceiling.

#### Bedroom

9'4" x 7'0" (2.85m x 2.13m)

Double glazed window to side, radiator, folding door, door to:

#### Storage

Double glazed window to side, wall mounted combination boiler serving heating system and domestic hot water. Additional shelving and hanging space.

#### Loft Room

18'9" x 11'2" (5.71m x 3.41m)

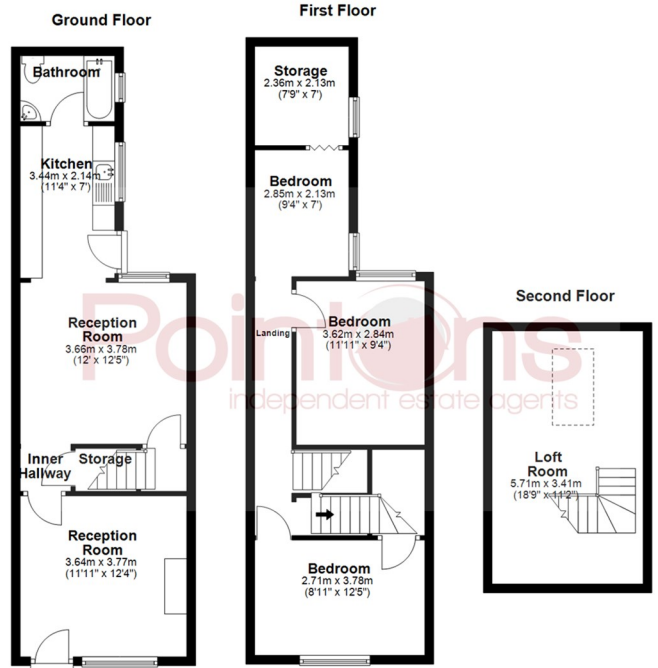
Double glazed skylight, double radiator.

#### Outside

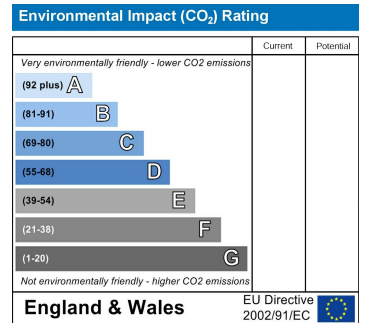
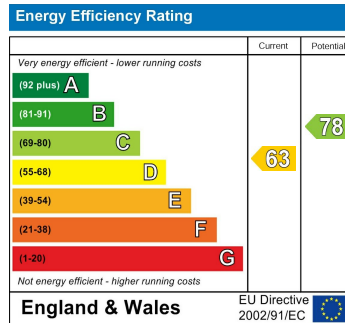
To the rear is an enclosed garden mainly laid to lawn with shrub borders, Garden to the side and front enclosed and with pedestrian gated access leading to entrance

#### 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 to Nuneaton & Bedworth Borough Council and is A



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



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