



**170 Marlborough Road, Nuneaton  
CV11 5PQ  
Asking Price £200,000**

Nestled on Marlborough Road in the charming town of Nuneaton, this immaculate end mews house presents an excellent opportunity for those seeking a modern and comfortable living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a stylish home.

The property boasts a bathroom, an en-suite shower room and a convenient guest cloakroom ensuring privacy and comfort for all residents.

One of the standout features of this home is its no chain status, allowing for a smooth and hassle-free purchase process. The end mews design provides additional privacy and a sense of space, making it a desirable choice for those who appreciate a tranquil living environment.

This property is not only aesthetically pleasing but also functional, making it a wonderful place to call home. With its prime location in Nuneaton, residents will enjoy easy access to local amenities, schools, and transport links, enhancing the overall appeal of this delightful house.



#### Entrance

Via double glazed entrance door leading into:

#### Entrance Hall

Radiator, wooden laminate flooring, stairs to first floor landing with spindles, doors to:

#### Fitted Kitchen

10'6" x 8'6" (3.19m x 2.58m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with mixer tap, integrated fridge/freezer and washing machine, eye level electric fan assisted oven as well as a built-in microwave combination over, four ring gas hob with extractor hood over, double glazed window to front, wooden laminate flooring, textured ceiling.

#### Cloakroom

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashback, radiator, wooden laminate flooring, textured ceiling.

#### Lounge

9'11" x 15'3" max (3.04m x 4.65m max)

Double glazed window to rear, double radiator, wooden laminate flooring, telephone point, TV point, textured ceiling, double glazed french double doors to garden.

#### Landing

Door to Storage cupboard, access to part boarded loft space with pull down ladder and lighting, doors to:

#### Bedroom

11'11" x 9'1" (3.63m x 2.76m)

Double glazed window to front, fitted bedroom suite with a range of wardrobes hanging rails, shelving, bridging unit, bedside cabinets, radiator, wooden laminate flooring, textured ceiling, door to:

#### En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash hand basin with cupboard under and mixer tap, low-level WC and extractor fan, shaver point, obscure double glazed window to front, radiator.

#### Bedroom

8'10" x 9'0" (2.68m x 2.75m)

Double glazed window to rear, radiator, wooden laminate flooring, textured ceiling.

#### Bathroom

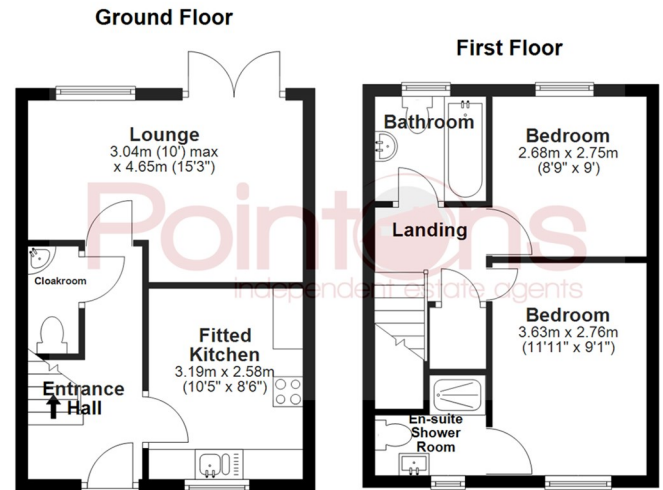
Recently refitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to rear, radiator, ceramic tiled flooring.

#### Outside

To the rear is an enclosed garden being of easy maintenance. With patio area, artificial lawn, timber shed and pedestrian access leading parking area. To the front is an enclosed fore-garden with gated access, mainly paved.

#### General Information

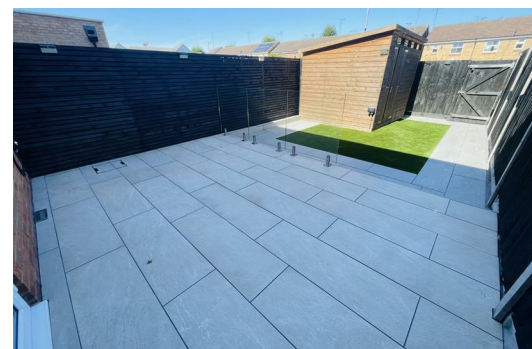
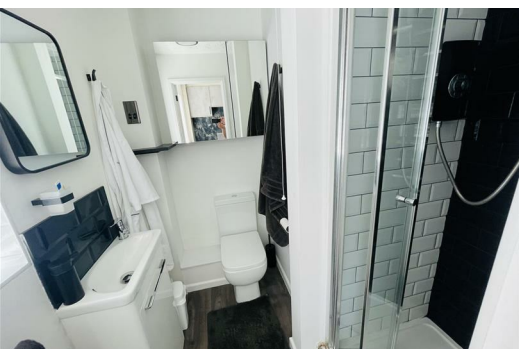
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band B payable to Nuneaton & Bedworth Borough Council.



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

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



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