



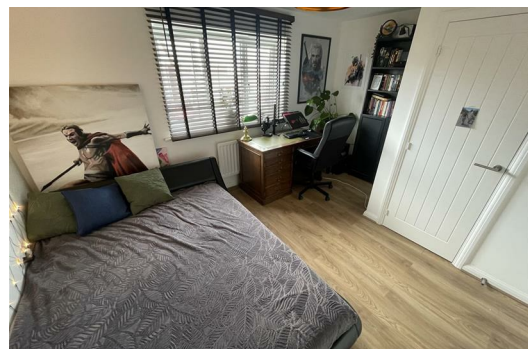
**11 Parliament Drive, Nuneaton  
CV11 7AR  
Asking Price £225,000**

Nestled on the charming street of Parliament Drive, Nuneaton, this delightful modern end mews house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, designed for both functionality and comfort, ensuring that daily routines are a pleasure as well as a guest cloakroom with W.C.. The property is further enhanced by the convenience of parking for two vehicles, a valuable asset in today's busy world.

With its appealing layout and practical amenities, this home is situated in a friendly neighbourhood, making it an ideal choice for families or professionals alike. The location offers easy access to local shops, schools, and transport links, ensuring that all essential services are within reach.

Whether you are looking to buy or rent, this property is sure to meet your needs and provide a welcoming environment to call home.





### Entrance

Via double glazed entrance door leading into:

### Entrance Hall

Radiator, wooden laminate flooring, stairs, door to Storage cupboard and further door to.

### Main Living Area

27'9" x 10'8" (8.47m x 3.26m)

Double glazed window to rear, double glazed window to front, two double radiators, wooden laminate flooring, 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 and swan neck mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed french double doors to garden, door to:

### Cloakroom

Fitted with two piece suite comprising, vanity wash hand basin with cupboard under and mixer tap, low-level WC and extractor fan, radiator.

### Landing

Wooden laminate flooring, access to loft space and doors to:

### Bedroom

11'0" x 13'8" (3.35m x 4.17m)

Double glazed window to front, radiator, wooden laminate flooring, door to store cupboard

### Bedroom

9'0" x 13'8" (2.75m x 4.17m)

Double glazed window to rear, radiator, wooden laminate flooring, door to storage cupboard

### Bathroom

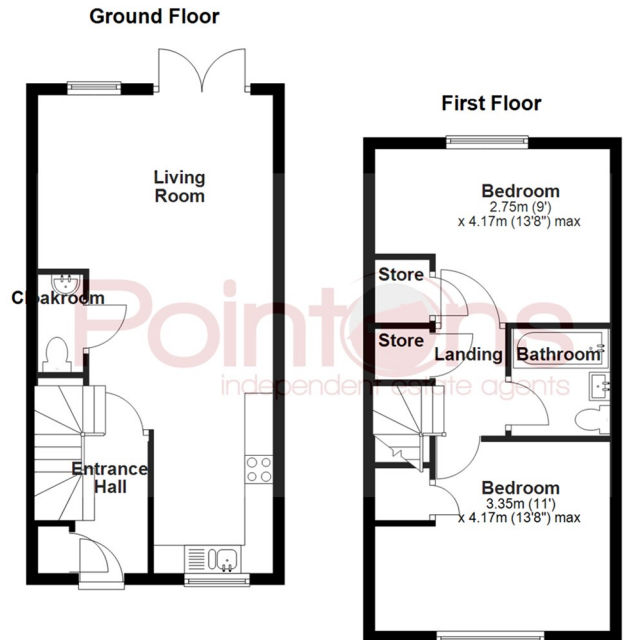
Fitted with three piece comprising panelled bath with shower over and glass screen, vanity wash unit with cupboard under and mixer tap and low-level WC, tiled splashbacks, extractor fan, heated towel rail.

### Outside

To the rear is an enclosed garden mainly laid to lawn, paved patio area. Side access leading to driveway providing parking for two cars and to the front is a further lawn with path leading to entrance

### General Information

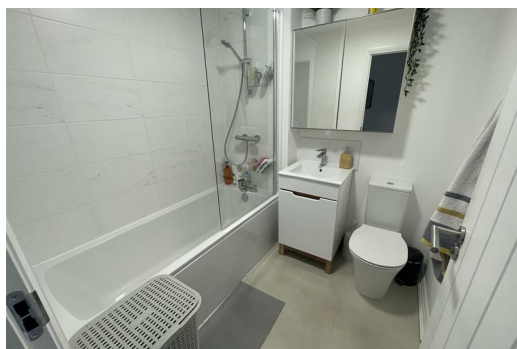
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council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



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			96
(81-91) B		83	
(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	

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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