



## **Orford Rise, Nuneaton CV10 9SA Asking Price £265,000**

Nestled in the tranquil cul-de-sac of Orford Rise, Galley Common, Nuneaton, this delightful detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. The ground floor features a well-appointed reception room / bedroom complete with an ensuite shower room, providing a private retreat for guests or family members.

The heart of the home is undoubtedly the charming conservatory, which floods the space with natural light and offers a lovely view of the larger-than-average garden.

With three bedrooms to the first floor, this property is well-suited for families or those seeking extra room for a home office or guest accommodation.

Parking is a breeze with space for two vehicles, adding to the convenience of this lovely home. The absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new abode. This property has no chain.



**Entrance**

Via double glazed entrance door leading into:

**Entrance Hall**

Radiator, wooden laminate flooring, dado rail, textured ceiling, stairs to first floor landing, doors to:

**Bedroom / Reception Room**

11'3" x 7'8" (3.43m x 2.34m)

Double glazed window to front, radiator, access to loft space with pull down ladder, door to:

**En-suite Shower Room**

Fitted with three piece suite comprising tiled shower area, vanity wash hand basin with cupboard under and mixer tap, low-level WC and heated towel rail, extractor fan tiled splashback, obscure double glazed window to rear.

**Lounge**

13'7" x 11'8" (4.15m x 3.56m)

Double glazed window to front, coal effect living flame effect gas fireplace with feature surround and marble effect hearth, radiator, telephone point, TV point, wall lights, textured ceiling, door to:

**Dining Room**

9'10" x 7'10" (3.00m x 2.38m)

Radiator, wooden laminate flooring, textured ceiling, archway through to kitchen and door to:

**Conservatory**

Half brick and double glazed construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and light, ceramic tiled flooring, plumbing for washing machine, double glazed double doors to garden.

**Fitted Kitchen**

9'10" x 8'1" (2.99m x 2.47m)

Fitted with a matching range of base and eye level units, 1+1/4 bowl stainless steel sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated dishwasher, space for fridge/freezer, electric point for cooker, double glazed window to rear, ceramic tiled flooring, textured ceiling, double glazed door to side, door to storage cupboard, door to:

**Landing**

Obscure double glazed window to side, dado rail, textured ceiling, access to loft space, doors to:

**Bedroom**

11'11" x 8'6" (3.64m x 2.58m)

Double glazed window to front, radiator, textured ceiling, doors to:

**Wardrobe**

With shelf and hanging rail.

**Bedroom**

10'4" x 8'6" (3.15m x 2.60m)

Double glazed window to rear, radiator, door to:

**Wardrobe**

With shelf and hanging rail.

**Bedroom**

8'9" x 6'2" (2.67m x 1.87m)

Double glazed window to front, radiator, textured ceiling, door to:

**Wardrobe**

With Shelf and hanging rail.

**Bathroom**

Fitted with three piece suite comprising bath with shower over, vanity wash hand basin with cupboard under and swan neck mixer tap and close coupled WC, tiled splashbacks, shaver point, obscure double glazed window to rear, radiator, ceramic tiled flooring, textured ceiling.

**Boiler Cupboard**

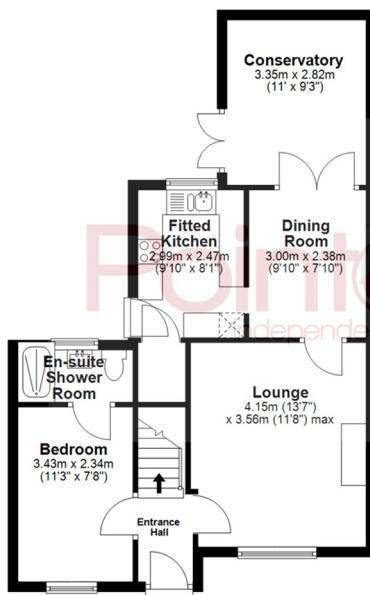
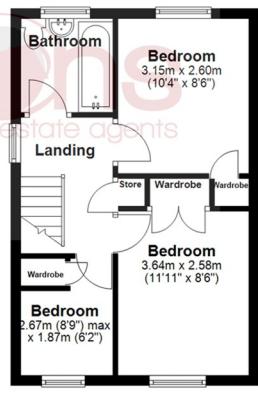
Wall mounted combination boiler serving heating system and domestic hot water.

**Outside**

To the rear is an established garden with lawn area, shrub borders, patio area and garden shed. Pedestrian side access leading to driveway and further shrubbery area.

**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 C and payable to Nuneaton & Bedworth Borough Council.

**Ground Floor**

**First Floor**


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	

**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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