



**Eden Court, Nuneaton
CV10 9AG
£240,000**

Freehold - Nuneaton & Bedworth Borough Council Band: C - EPC: C

Nestled in the cul-de-sac of Eden Court, Nuneaton, this well-presented end terrace house offers a delightful blend of comfort and convenience. With three generously sized bedrooms, this property is perfect for families or those looking to downsize.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs WC. The living room is a bright and inviting space, ideal for relaxation or entertaining guests. The kitchen/dining room is thoughtfully designed, providing a perfect setting for family meals and gatherings.

The family bathroom is well-appointed, serving the three bedrooms with ease. Outside, the property boasts a front garden and an enclosed rear garden, offering a private outdoor space for leisure and play. Additionally, there is off-road parking for two vehicles, along with a garage, ensuring ample space for your vehicles and storage needs.

Situated close to local amenities, shops, and schools, this home is ideally located for everyday conveniences. Whether you are a first-time buyer or seeking a comfortable place to downsize, this property presents an excellent opportunity to enjoy a peaceful lifestyle in a friendly neighbourhood. Do not miss the chance to make this charming house your new home.



Entrance Hall

10'2" x 3'7" (3.09m x 1.10m)

Entrance via front door, radiator and stairs off to the first floor.

WC

6'4" x 3'3" (1.92m x 1.00m)

With obscure double glazed window to front, low level WC, hand wash basin with mixer tap and built in storage beneath and radiator.

Living Room

15'1" x 15'1" (4.60m x 4.60m)

With double glazed window to front, wooden laminate flooring, telephone and TV point, multi coloured lights to ceiling and radiator, door to:

Kitchen/Dining Room

10'2" x 14'9" (3.10m x 4.50m)

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, electric oven, gas hob with extractor hood over, double glazed window to rear, wooden laminate flooring, radiator and double glazed french double doors to garden.

Landing

9'7" x 6'1" (2.91m x 1.86m)

Obscure double glazed window to side, access to loft space and doors off to various rooms.

Bedroom

11'2" x 8'6" (3.40m x 2.60m)

Double glazed window to front, radiator and storage cupboard.

Bedroom

12'6" x 8'2" (3.80m x 2.50m)

Double glazed window to rear, storage cupboard and radiator.

Bedroom

8'10" x 6'7" (2.70m x 2.00m)

Double glazed window to rear and radiator.

Bathroom

5'7" x 6'3" (1.70m x 1.90m)

Three piece suite comprising panelled bath with shower over and folding glass screen, vanity wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan and obscure double glazed window to front.

Outside

To the front of the property is a low maintenance garden, side parking access for two vehicles, side gated access to enclosed garden made up of patio and lawn areas.

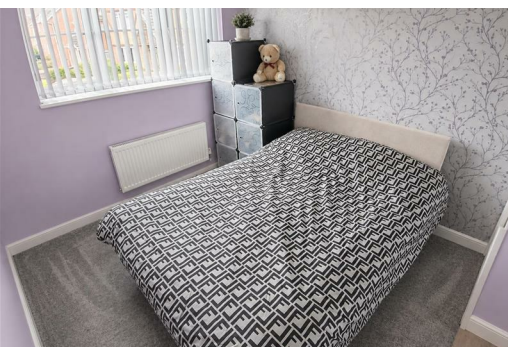
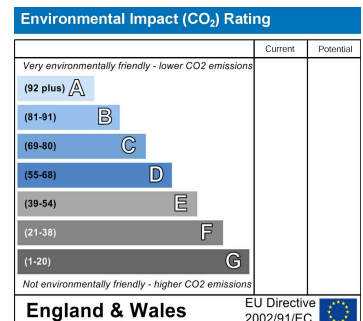
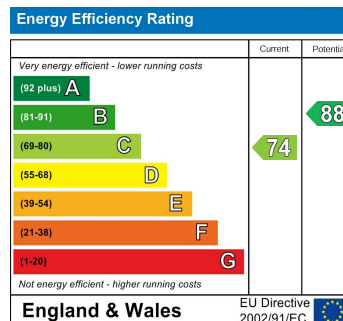
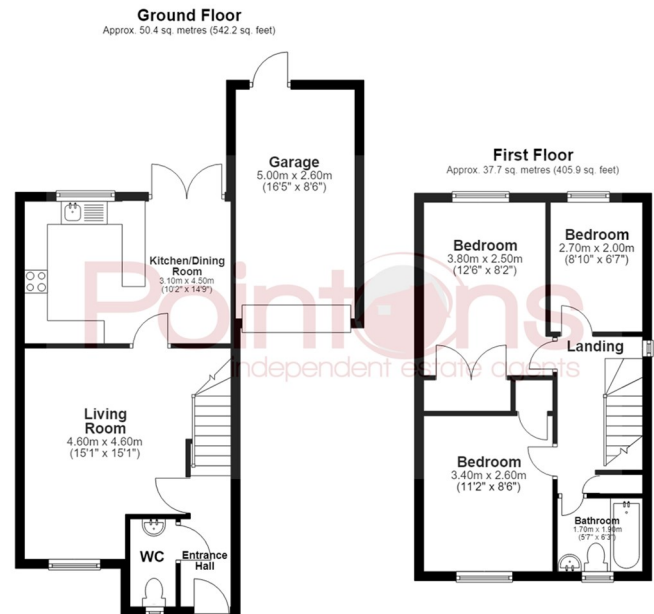
Garage

16'5" x 8'6" (5.00m x 2.60m)

With rear personal door, power and light connected, Up and over door, door.

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.



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