



Spruce Road, Nuneaton CV10 0LL £200,000

Freehold - Nuneaton & Bedworth Band: C - EPC:

Welcome to this charming three-bedroom, three-storey townhouse located on Spruce Road in Nuneaton. Built in 2005, this well-presented terraced home offers a modern living experience with the added benefit of being freehold.

As you enter the property, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC. The fitted kitchen is equipped with integrated appliances, making it a delightful space for culinary enthusiasts. The living room is a comfortable area, perfect for relaxation and entertaining guests.

On the first floor, you will find two generously sized bedrooms, accompanied by a well-appointed bathroom. The second floor features the third bedroom, a shower room, and a spacious storage room, providing ample space for all your needs.

This property benefits from gas central heating and double glazing throughout, ensuring a warm and energy-efficient home. Additionally, there are gardens front and rear and there is allocated parking for one vehicle at the rear, adding to the convenience of this lovely residence.

Situated close to local shops, schools, and various amenities, this townhouse is ideal for families and professionals alike. With no upward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home in a sought-after location.



Entrance Hall

Entrance via front door with doors off to various rooms and under stairs storage cupboard.

Kitchen

8'10" x 8'10" (2.70m x 2.70m)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with 1 and 1/4 drainer with taps over, waste disposal unit, fitted four ring gas hob with extractor hood over, eye level fan assisted oven, integrated appliances, under floor heating, tiled splashback and double glazed window to front.

WC

With low level WC, hand wash basin with pedestal taps, tiled splashback and radiator.

Living Room

11'2" x 13'1" (3.40m x 4.00m)

With double glazed window and door to rear and radiator.

Landing

With doors off to various rooms, storage cupboard and stairs off to the second floor.

Bedroom

8'10" x 13'1" (2.70m x 4.00m)

With two double glazed windows to front and radiator.

Bedroom

11'2" x 6'7" (3.40m x 2.00m)

With double glazed window to rear and radiator.

Bathroom

6'7" x 6'3" (2.00m x 1.90m)

Fully tiled suite fitted with a panelled bath with shower over and screen, low level WC, hand wash basin with mixer tap and built in storage beneath, radiator and obscure double glazed window to rear.

Landing

With doors off to various rooms.

Bedroom

8'10" x 13'1" (2.70m x 4.00m)

With double glazed window to front, radiator and fitted mirrored wardrobes.

Shower Room

6'7" x 3'11" (2.00m x 1.20m)

Partly tiled suite fitted with a shower cubicle and sliding screen, low level WC, hand wash basin with mixer taps and built in storage beneath.

Storage/Study

6'7" x 13'1" (2.00m x 4.00m)

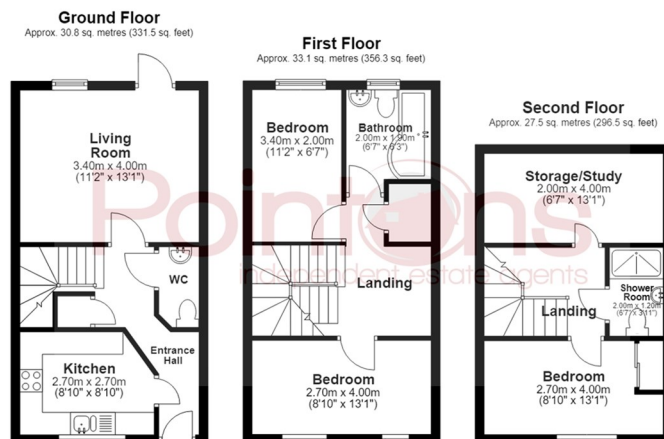
Offering plenty of opportunities for storage, study, games room etc.

Outside

To the front of the property there is a low maintenance garden made up of bark and shrubbed sections with pathway up to property, to rear a multi sectioned garden made up of patio and artificial areas with rear gated access leading to allocated parking.

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.



Total area: approx. 91.5 sq. metres (984.4 sq. feet)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

