



The Hedgerows, Off Tuttle Hill, Nuneaton, CV10 0JE

£129,995





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A modern style end of terrace property with sealed unit double glazing and electric heating (as and where specified). The easily maintained and well presented accommodation briefly comprises entrance hall, lounge/dining room, kitchen, first floor landing which provides access to both bedrooms and bathroom with shower. There are gardens to the front and rear, the latter being part walled, and one allocated parking space.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## GROUND FLOOR

### ENTRANCE HALL

Double glazed entrance door, electric heater and understairs cupboard.

### LOUNGE/DINING ROOM

13'8 x 11'8 (4.17m x 3.56m)

UPVC double glazed sliding patio doors leading to terrace and rear garden, electric heater, telephone point and TV aerial point.

### KITCHEN

9'5 x 5'6 (2.87m x 1.68m)

Range of base and wall units, roll edge work surfaces, inset single bowl sink unit, tiling to splash backs, space and point for electric cooker, space and plumbing for washing machine, space for upright fridge/freezer, electric heater and sealed unit double glazed window.

## FIRST FLOOR

### LANDING

Access to loft space.

### BEDROOM ONE

11'9 x 10'2 reducing to 9'2 (3.58m x 3.10m reducing to 2.79m)

Sealed unit double glazed window and electric heater.

### BEDROOM TWO

8'5 extending to 11'9 x 6'6 + door recess (2.57m extending to 3.58m x 1.98m +door  
Two sealed unit double glazed windows, electric heater and built-in airing cupboard housing hot water cylinder.

## BATHROOM

Matching suite comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, tiling to splash backs and electric heater.

## OUTSIDE

### TO THE FRONT

The property has a garden to the front laid to gravel and one allocated parking space.

### TO THE REAR

The part walled rear garden is laid to block paved terrace with lawn and conifers. Gated foot access shared with the adjoining property leads to the front.

### Viewing

Strictly by arrangement through Loveitts Nuneaton office

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