



22 Brixham Close, Nuneaton, CV11 6YT
£180,000 Freehold

Brixham Close, Nuneaton

2 Bedrooms, 1 Bathroom

£180,000

- GAS CENTRAL HEATING
- DOUBLE GLAZED
- REAR GARDEN AND PATIO
- MODERN KITCHEN
- MODERN BATHROOM
- TWO DOUBLE BEDROOMS
- CLOSE TO SCHOOLS

ATTENTION FIRST TIME BUYERS! A LOVELY TWO BEDROOM END TERRACED HOUSE IN HORSTON GRANGE, NUNEATON. Comprising entrance hallway, kitchen, rear lounge, two bedrooms and a bathroom. Rear garden and patio. Close to amenities and commuter routes.



Energy Efficiency Rating

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

Current Potential

	87
67	

HALLWAY Enter the house via the UPVC double glazed door, and the room provides access to the first floor (via the stairs), the kitchen and lounge.

KITCHEN 6' 9" x 10' 1" (2.06m x 3.08m) This modern white kitchen overlooks the front of the home and has room and plumbing for a washing machine and fridge freezer. The boiler is located in the corner adjacent to the window.

LOUNGE/DINER 12' 0" x 15' 3" (3.67m x 4.67m) This large lounge/diner benefits from having gas central heating and a gas fire. The large double-glazed sliding patio door leads you out to the rear garden. There is additional storage space with a good-sized cupboard that leads under the stairs.

LANDING Providing access to both bedrooms and bathroom, and the loft.

FRONT BEDROOM 8' 6" x 9' 6" (2.6m x 2.9m) This double bedroom overlooks the front of the house and is decorated in a neutral colour. It benefits from having a large wardrobe over the stairs.

REAR BEDROOM 12' 0" x 9' 6" (3.67m x 2.91m) The rear double bedroom overlooks the garden and is decorated in a neutral colour.

OUTSIDE To the front of the property is a garden, and storage cupboard housing the meters. The side and rear have a paved patio which leads up to the grassed lawn/ The garden is south facing.









GROUND FLOOR

1ST FLOOR

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