

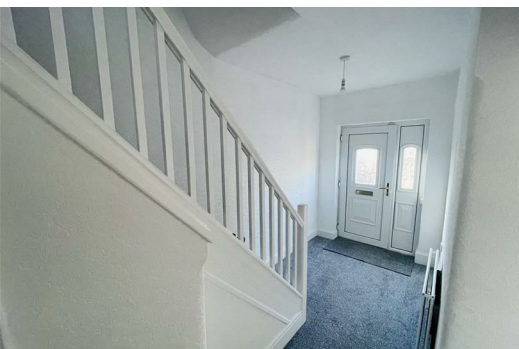


**Richmond Road, Nuneaton
CV11 5LT
Asking Price £240,000**

Nestled on Richmond Road in the charming town of Nuneaton, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The inviting through reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Recently decorated throughout, the home boasts a fresh and modern feel, complemented by new carpets that enhance its appeal. The property features a well-appointed shower room, ensuring convenience for all residents. One of the standout features of this home is its prime location, backing onto the serene Coventry Canal, providing a tranquil setting for leisurely walks and outdoor activities.

Offered with no chain, this property allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers. Whether you are a first-time buyer or looking to relocate, this semi-detached house on Richmond Road is a must-see. Embrace the opportunity to make this lovely home your own and enjoy the benefits of living in a vibrant community with easy access to local amenities.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Picture window to side, double radiator, stairs to first floor landing with spindles, door to Storage cupboard and further doors to:

Lounge/Dining Room

25'11" x 10'5" (7.91m x 3.17m)

Double glazed bow window to front, wall mounted coal effect gas fire, two radiators, TV point, sliding patio door to garden.

Kitchen/Breakfast Room

16'8" x 6'11" (5.09m x 2.12m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel with single drainer, stainless steel swan neck taps and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, gas point for cooker, pull out extractor hood, double glazed windows to side and rear, textured ceiling, double glazed door to garden.

Landing

Double glazed window to side, access to part boarded loft with pull down metal ladder, doors to:

Bedroom

14'11" max into bay x 10'4" (4.57m max into bay x 3.16m)

Double glazed bow window to front, radiator and textured ceiling.

Bedroom

11'0" x 11'10" (3.35m x 3.60m)

Double glazed window to rear, built-in wardrobe, radiator, textured ceiling.

Bedroom

9'5" x 7'3" (2.86m x 2.20m)

Double glazed window to front, radiator, textured ceiling.

Shower Room

Fitted with a three piece suite comprising double shower area, vanity wash hand basin with cupboard under and low-level WC ceramic tiling to all walls, obscure double glazed window to rear, built-in storage cupboard.

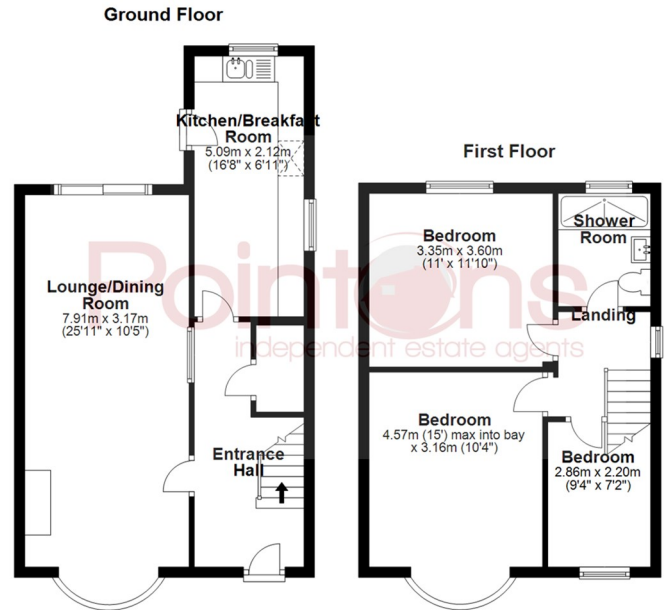
Outside

To the rear is an enclosed backing onto Coventry canal, with shrub borders, lawn, paved patio and garden shed. A pedestrian

side alleyway leading back to the front, where there is a block paved hardstanding.

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 payable to Nuneaton & Bedworth Borough Council and is a band B



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		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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