



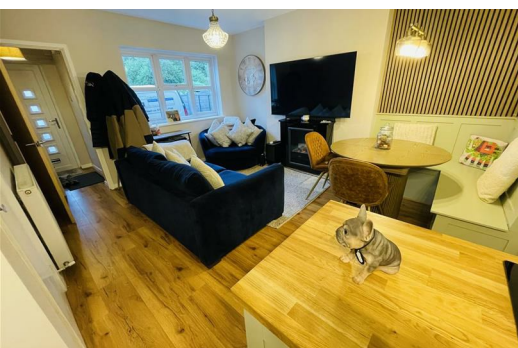
## 6 Avebury Close, Crowhill Nuneaton CV11 6SP Asking Price £159,950

Nestled in the charming area of Avebury Close, Crowhill, this recently renovated maisonette offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for couples, investors or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides open plan living with perfect space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The property features a contemporary shower room, ensuring convenience and style for everyday living.

One of the standout features of this maisonette is the private garden to the rear, which offers a tranquil outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. Additionally, the front driveway provides ample parking for up to four vehicles, a rare find in urban settings, making it an excellent choice for those with multiple cars or visitors.

Located in a friendly neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it a practical choice for everyday life. Whether you are looking to settle down or invest, this maisonette on Avebury Close presents a wonderful opportunity to enjoy comfortable living in a desirable location. Don't miss the chance to make this lovely home your own.





### Entrance

Via double glazed entrance door leading into:

### Entrance Hall

Wooden laminate flooring, door to:

### Open Plan Living

17'7" x 14'11" (5.36m x 4.55m)

Double glazed window to side, and front, double radiator, wooden laminate flooring, telephone point, textured ceiling and kitchen area fitted with a matching range of base and eye level units with worktop space over, butler style sink unit with double drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, electric fan assisted oven, electric induction hob, door to storage cupboard and opening through to:

### Rear Lobby

Textured ceiling, doors to:

### Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan.

### Bedroom

8'8" x 9'10" (2.65m x 3.00m)

Double glazed window to rear, radiator, textured ceiling.

### Bedroom

11'11" x 6'11" (3.64m x 2.12m)

Radiator, wooden laminate flooring, textured ceiling, double glazed patio door to garden.

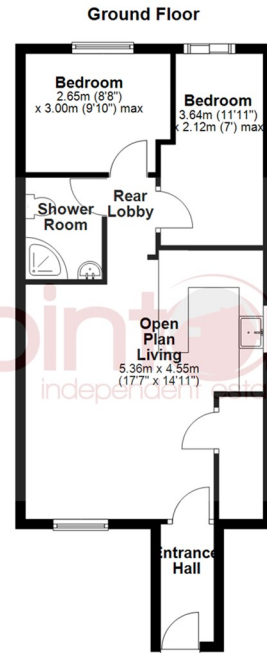
### Outside

To the rear is an enclosed garden mainly paved. To the front is a driveway providing parking several vehicles.

### 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

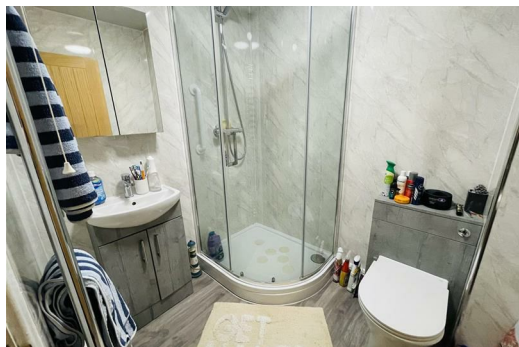
such items. Council tax band A payable to Nuneaton & Bedworth Borough Council.



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



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