



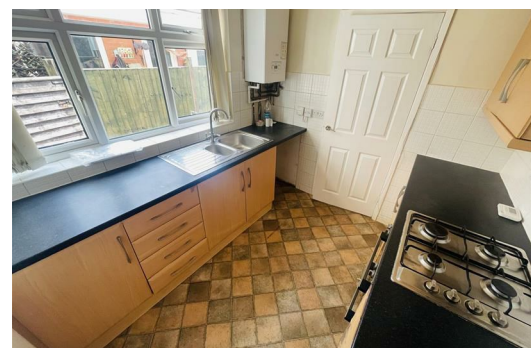
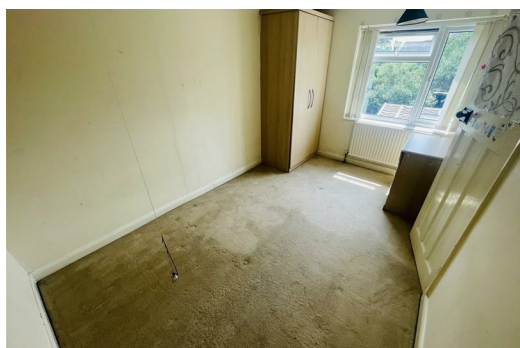
**217 Camp Hill Road, Nuneaton  
CV10 0JS  
Asking Price £140,000**

Located on the charming Camp Hill Road in Nuneaton, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, there is ample space for relaxation and rest.

The house features a conveniently located shower room, ensuring comfort and practicality for everyday living. Additionally, the property offers parking off road parking to both front and rear, a valuable asset in this area.

One of the standout features of this home is that it is offered with no onward chain, allowing for a smooth and efficient purchase process. This is an ideal opportunity for those looking to move in without delay.

With its appealing layout and prime location, this terraced house on Camp Hill Road is a must-see for anyone looking to establish themselves in Nuneaton. Don't miss the chance to make this charming property your new home.





#### Entrance

Via double glazed entrance door leading into:

#### Porch

With further part glazed door into:

#### Lounge

14'2" x 12'4" (4.33m x 3.77m)

Double glazed bay window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, radiator, telephone point, TV point, textured ceiling, door to:

#### Dining Room

12'1" x 9'2" (3.68m x 2.79m)

Radiator, double glazed door to garden, doors to under-stairs storage cupboard, inner hall and

#### Fitted Kitchen

8'8" x 7'10" (2.65m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, electric fan assisted double oven, four ring gas hob with extractor hood, double glazed window to side, wall mounted concealed combination boiler serving heating system and domestic hot water, door to:

#### Rear Lobby

Double glazed door to garden, door to:

#### Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level and shaver point and light tiled splashbacks, obscure double glazed window to side, double radiator.

#### Inner Hallway

Stairs to first floor landing.

#### Landing

Textured ceiling, access to loft space, doors to:

#### Bedroom

13'0" x 13'8" (3.95m x 4.16m)

Double glazed bay window to front, fitted wardrobes with hanging rails and shelving, radiator.

#### Bedroom

13'3" x 8'6" (4.03m x 2.58m)

Double glazed window to rear, radiator and textured ceiling

#### WC

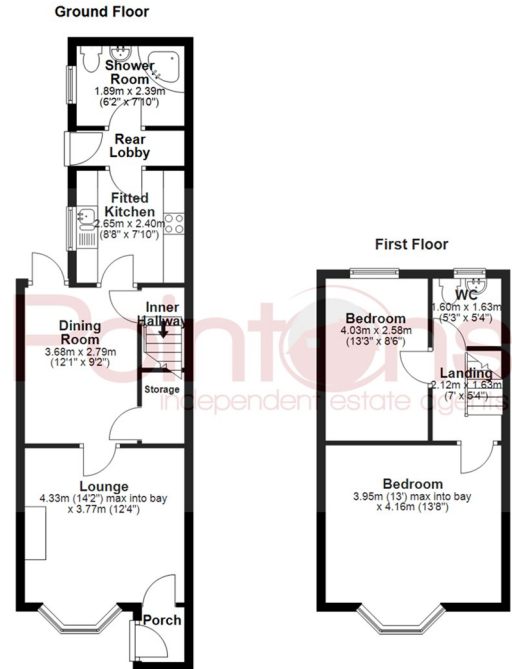
Obscure double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC, tiled splashback and radiator

#### Outside

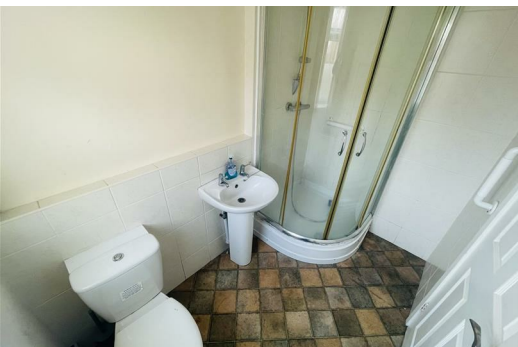
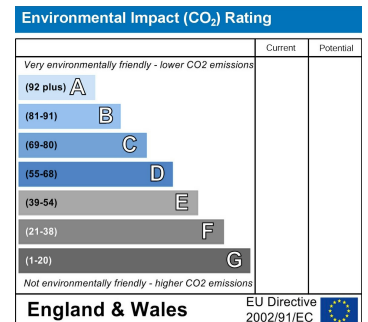
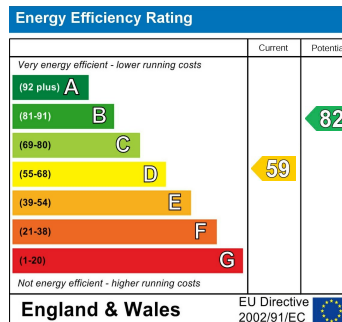
To the rear is large enclosed garden mainly laid to lawn, with pathway leading through. Paved patio area, garden shed and further hardstanding to the bottom. To the front is a hardstanding, pathway leading to entrance door and alleyway leading to rear of the property

#### 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 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.



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