

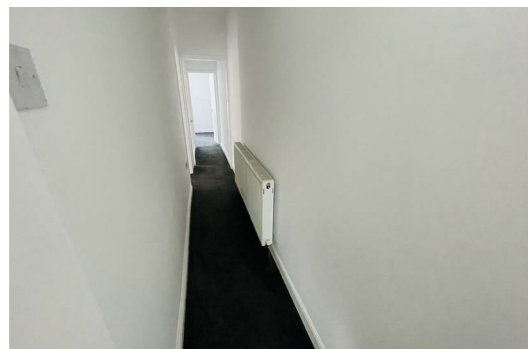


**110 Corporation Street, Abbey Green
Nuneaton CV11 5BG
Asking Price £170,000**

Located in the heart of Abbey Green on Corporation Street, this charming terraced house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, catering to a variety of living arrangements.

The house features a conveniently located bathroom, ensuring practicality for daily routines. One of the standout attributes of this property is the absence of a chain, allowing for a smoother and more efficient purchasing process. Additionally, the rear access provides added convenience, making it easy to navigate outdoor spaces or manage deliveries.

This delightful home is situated in a vibrant community, with local amenities, schools, and parks within easy reach, making it an ideal choice for those looking to settle in a friendly neighbourhood. Whether you are looking to invest or find your forever home, this property on Corporation Street is a must-see. Don't miss the chance to make it your own.



Entrance

Via wooden door leading into:

Reception Room

13'3" x 12'6" (4.05m x 3.82m)

Double glazed bay window to front, radiator, wooden laminate flooring, telephone point, door to:

Inner Hallway

Stairs to first floor landing, door to:

Reception Room

12'3" x 12'6" (3.73m x 3.82m)

Double glazed window to rear, feature fireplace with tiled hearth, radiator, wooden laminate flooring, glazed door, door to under-stairs storage cupboard.

Fitted Kitchen

15'5" x 6'9" (4.70m x 2.05m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, built-in electric oven, four ring gas hob with extractor hood over, double glazed window to side and further sash window to side, radiator, wooden laminate flooring, Upvc door to garden

Landing

Double radiator, access to loft space, doors to:

Bedroom

13'4" x 12'6" (4.06m x 3.82m)

Double glazed bay window to front, double radiator, door to:

Storage

Storage Cupboard

Bedroom

12'3" x 9'7" (3.74m x 2.93m)

Double glazed window to rear, double radiator, door to:

Storage

Storage Cupboard

Bedroom

8'2" x 7'0" (2.49m x 2.14m)

Double glazed window to rear, double radiator.

Bathroom

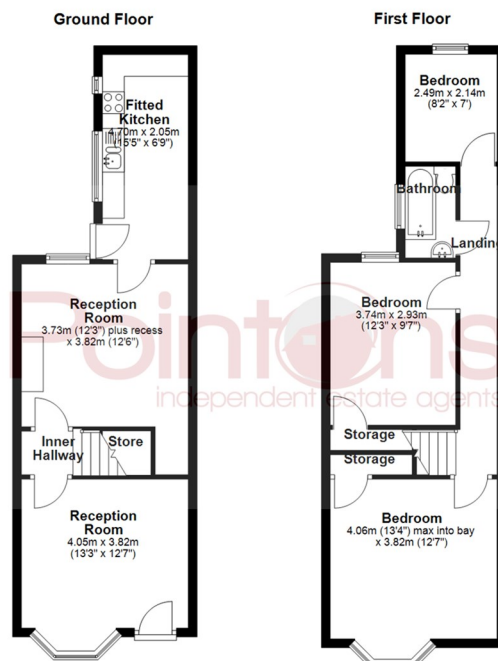
Fitted with three piece suite comprising panelled bath with matching telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed obscure window to side, heated towel rail.

Outside

To the rear is garden area with double gated access from the rear. To the front is fore-garden with brick wall and wrought iron gate

General Information

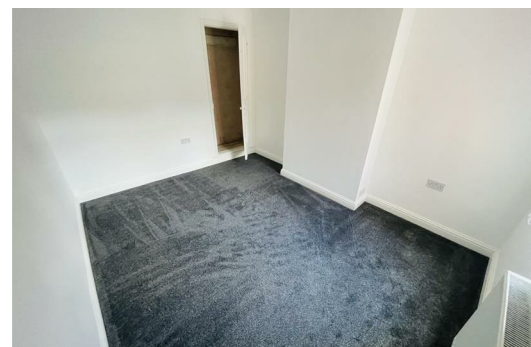
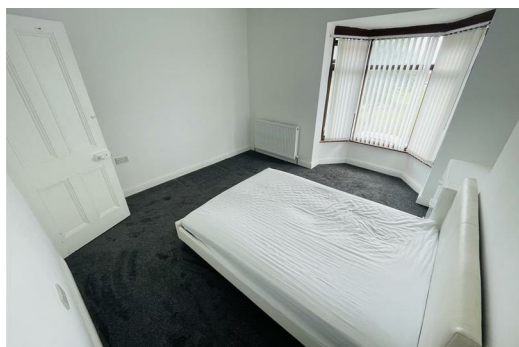
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax payable to Nuneaton & Bedworth Borough Council and is Band A



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



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