



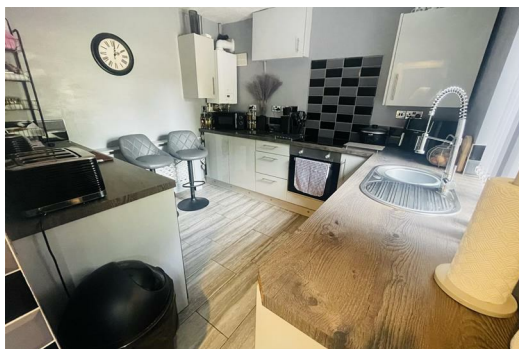
**13 Victoria Road, Hartshill  
Nuneaton CV10 0LS  
Asking Price £185,000**

Nestled on the charming Victoria Road in Hartshill, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the large garden to the rear, which provides a wonderful outdoor space for relaxation, gardening, or play. The garden backs onto the recreational grounds, offering a picturesque view and easy access to green spaces for leisurely walks, picnics, or outdoor activities.

This home is situated in a desirable village location, combining the tranquillity of suburban living with the convenience of nearby amenities. Hartshill is known for its friendly community and offers a range of local shops, schools, and parks, making it an ideal place for families.

In summary, this property on Victoria Road is a fantastic opportunity for those seeking a comfortable home with a generous garden and proximity to recreational areas. Do not miss the chance to make this lovely house your new home.





### Entrance

Via double glazed entrance door leading into:

### Hall

Stairs to first floor landing, door to bathroom and door to:

### Lounge

16'3" x 10'7" (4.95m x 3.22m)

UPVC windows to front and rear, double radiator, telephone point, TV point, door to:

### Rear Lobby

Ceramic tiled flooring, double glazed door to garden, opening to under-stairs storage cupboard and door to:

### Kitchen/Breakfast Room

10'6" x 9'2" (3.19m x 2.80m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with ceramic tiled splashbacks, plumbing for washing machine, space for fridge and freezer, electric fan assisted oven, ceramic hob, uPVC window to rear, ceramic tiled flooring, combination boiler serving heating system and domestic hot water.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled splashbacks, two uPVC obscure windows to front, radiator.

### Landing

UPVC window to rear, radiator, access to loft space and doors to:

### Bedroom

16'3" x 9'2" (4.96m x 2.80m)

UPVC window to front and rear, double radiator. opening into wardrobe / storage cupboard

### Bedroom

9'3" x 10'7" (2.82m x 3.22m)

UPVC window to front, radiator, double doors to storage cupboard.

### Bedroom

6'5" x 7'7" (1.96m x 2.30m)

UPVC window to rear, radiator.

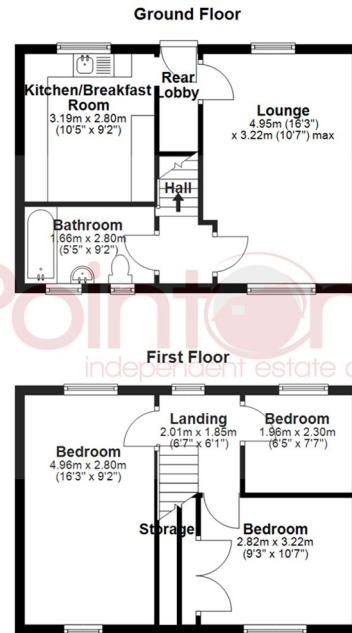
### Outside

To the rear is a large garden mainly laid to lawn with some shrub

borders and raised decked timber patio area To the front is tiered garden with steps descending down to the entrance hall.

### General Information

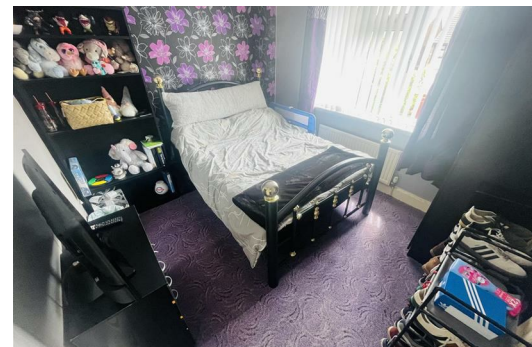
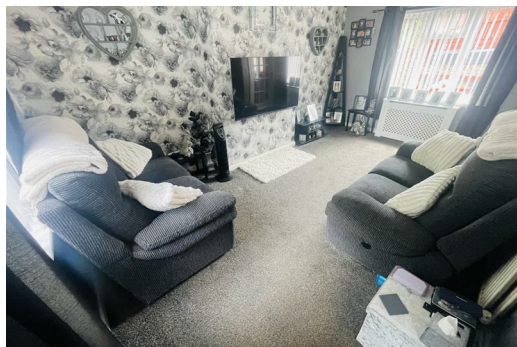
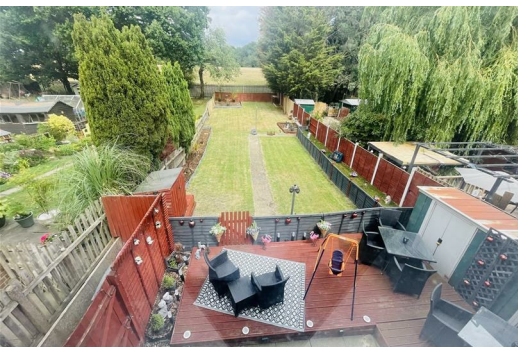
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to North Warwickshire and is band A



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	80
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers

**NUNEATON**

CV11 4AL

**024 7637 3300**

nuneaton@pointons-group.com

109 New Union Street

**COVENTRY**

CV1 2NT

**024 7663 3221**

coventry@pointons-group.com

74 Long Street

**ATHERSTONE**

CV9 1AU

**01827 711911**

atherstone@pointons-group.com

