



**145 Mancetter Road, Nuneaton
CV10 0HP
Asking Price £275,000**

This delightful extended semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for rest and relaxation. The inviting reception rooms serve as a perfect gathering space for family and friends, ensuring that you can entertain with ease.

The house features a well-appointed bathroom, designed for both comfort and convenience. The layout of the home is practical, making it easy to navigate and enjoy daily life.

One of the standout features of this property is the generous parking space. This is a rare find in the area and adds significant value, allowing for hassle-free parking for you and your guests.

Situated in a friendly neighbourhood and with open views to the rear combined with space, comfort, and convenience, this semi-detached house on Mancetter Road is a wonderful place to call home. Don't miss the chance to make it yours.



Entrance

via double glazed entrance door leading into:

Entrance Hall

Radiator, Minton flooring, stairs to first floor and door to:

Lounge

14'9" x 12'11" (4.49m x 3.93m)

Double glazed bay window to front, electric fireplace with surround, wooden flooring, TV point, wall lights, opening to:

Dining Room

11'3" x 16'2" (3.43m x 4.94m)

Obscure double glazed window to side, double radiator, wooden laminate flooring, area incorporating a home office arrangement, double doors to:

Fitted Kitchen

10'4" x 9'9" (3.15m x 2.98m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink with single drainer and swan neck mixer tap, integrated fridge/freezer, electric oven, four ring gas hob with extractor hood over, double glazed window to rear, door to:

Utility

12'2" x 5'10" (3.70m x 1.77m)

Fitted with base and eye level units with worktop space over base units, plumbing for washing machine, space for slimline dishwasher and tumble dryer, double glazed window to rear, wooden laminate flooring, ceiling spotlights, double glazed door to side, door to:

Cloakroom

Obscure double glazed window to side, fitted with two piece suite vanity wash hand basin, close coupled WC and heated towel rail, door.

Landing

Double glazed window to side, access to loft space, doors to:

Bedroom Area

11'3" x 10'5" (3.43m x 3.18m)

Wooden laminate flooring, opening to:

Dressing Area

6'2" x 8'5" (1.88m x 2.56m)

Double glazed window to rear, wooden laminate flooring.

Bedroom

15'1" x 10'4" (4.59m x 3.15m)

Double glazed bay window to front, radiator, wooden laminate flooring.

Bedroom

8'5" x 5'6" (2.57m x 1.68m)

Double glazed window to front, radiator, wooden laminate flooring.

Shower Room

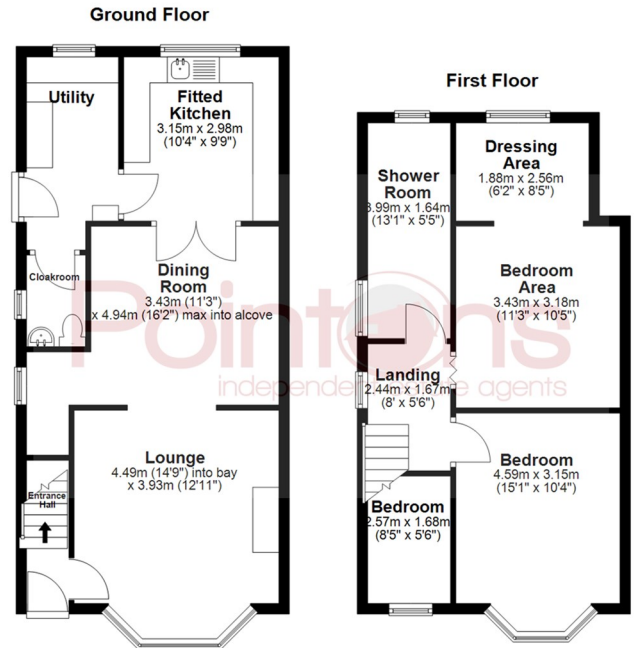
Recently refitted with three piece suite comprising shower cubicle, vanity wash hand basin with drawers and mixer tap, low-level WC and heated towel rail, extractor fan, obscure double glazed window to rear, obscure double glazed window to side.

Outside

To the rear is an enclosed garden over three levels with summerhouse, patio areas, shrub borders and spectacular views over open countryside. To the front is a driveway providing parking for several cars

General Information

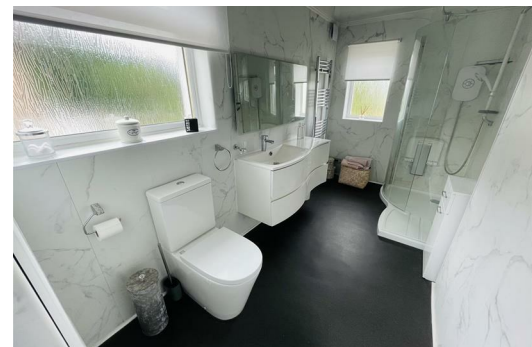
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable North Warwickshire Borough Council and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



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

