



**79 Tudor Road, Nuneaton
Warwickshire CV10 9EF
Asking Price £75,000**

Nestled in the charming area of Tudor Road, Nuneaton, this delightful ONE-bedroom maisonette offers a perfect blend of comfort and convenience. Ideal for investor buyers.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The living area is spacious and inviting, providing an excellent space for relaxation or entertaining guests. The kitchen is functional and well-equipped, making it a joy to prepare meals and enjoy casual dining.

The bedroom is generously sized, offering ample storage and the potential for personalisation to suit your style. The shower room is modern and well-appointed, ensuring a comfortable experience for all residents.

This maisonette is conveniently situated close to local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. With excellent transport links nearby, commuting to surrounding areas is both easy and efficient.

Entrance

Via double glazed entrance door leading into:

Entrance Hall

Radiator, karndean flooring, doors to:

Shower Room

Fitted with three piece suite comprising shower area, pedestal wash hand basin with mixer tap and low-level WC, obscure double glazed window to side, karndean flooring, sunken ceiling spotlights

Dining Room

10'9" x 6'5" (3.28m x 1.95m)

Double glazed window to front, radiator, opening into

Lounge

14'4" x 10'11" (4.36m x 3.32m)

Double glazed bow window to front, double radiator, telephone point, TV point, sunken ceiling spotlights.

Bedroom

12'10" x 10'0" (3.91m x 3.05m)

Double glazed window to rear, radiator, sunken ceiling spotlights.

Kitchen

5'10" x 10'6" (1.78m x 3.19m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, electric oven, halogen hob with extractor hood over, extractor hood, double glazed window to rear, karndean flooring with sunken ceiling spotlights, door.

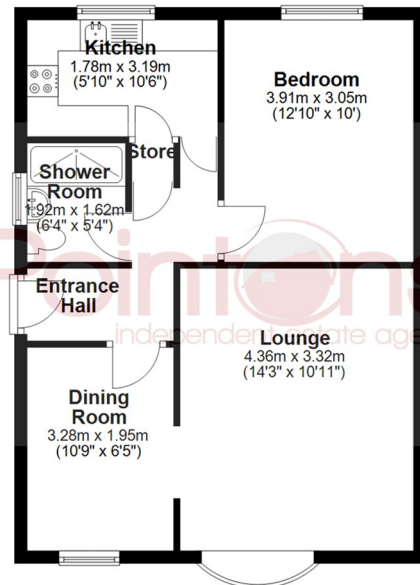
Outside

To the garden is a to front, side and rear

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

Ground Floor



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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