



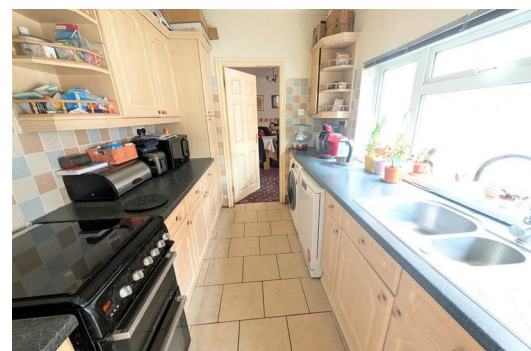
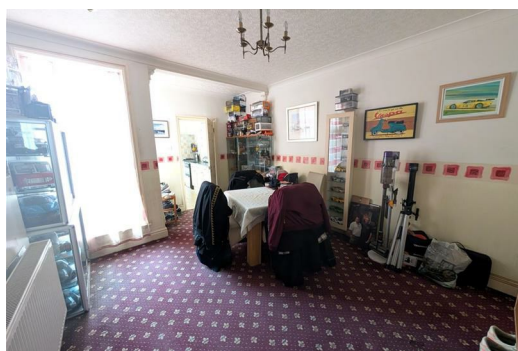
High Street, Nuneaton CV11 5DA Asking Price £165,000

Set on High Street in Nuneaton, this charming terraced house, built in 1907, presents an ideal opportunity for first-time buyers seeking a delightful home. With its prime location, you will find yourself just a stone's throw away from the town centre, offering easy access to a variety of shops, cafes, and local amenities.

The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings at home, allowing for versatile living spaces that can be tailored to your needs.

Outside, the house features both front and rear gardens, offering a lovely outdoor area for gardening enthusiasts or simply a peaceful retreat to unwind after a busy day.

This delightful home combines character with modern living, making it a perfect choice for those looking to establish themselves in a vibrant community. Don't miss the chance to make this charming property your own.



Hall

Having Upvc entrance door, stairs to first floor landing and doors off which lead:

Living Room

13'11" x 11'9" (4.25m x 3.58m)

Having feature fireplace with fitted gas fire, power points, central heating radiator and Upvc double glazed bay window.

Dining Room

15'10" x 11'9" (4.83m x 3.58m)

Having central heating radiator, cloaks cupboard, power points and Upvc double glazed flush windows.

Kitchen

9'4" x 7'2" (2.84m x 2.19m)

Having a stainless steel twin bowl single drainer sink unit set in a rolled top worksurface, fitted units below, space and plumbing for domestic appliances. Further matching rolled top work surface with a range of matching units above and below, matching larder cupboard and space for cooker. Tiled splash back to worksurfaces, power points, ceramic tiled floor, Upvc double glazed flush window and opening to:

Utility Area

6'5" x 4'11" (1.96m x 1.50m)

Having rolled top worksurface, power points and ceramic tiled floor.

Lean-to

9'11" x 4'2" (3.02m x 1.27m)

Being timber framed with flush windows and having power points, storage cupboard and door to the rear garden patio.

Landing

Stairs to the first floor landing and having doors off which lead:

Bedroom 1

13'11" x 13'7" (4.24m x 4.14m)

Having built in wardrobes, recessed storage, power points, central heating radiator and Upvc double glazed bay window.

Bedroom 2

12'2" x 10'5" (3.71m x 3.18m)

Having built in wardrobes, power points, central heating radiator and Upvc double glazed window overlooking the rear garden.

Bathroom

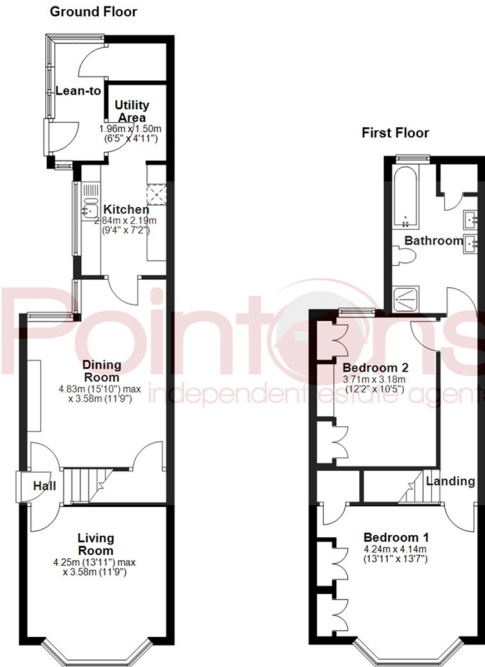
Being half tiled and having a white suite comprising of panelled bath, his and hers pedestal wash hand basins and low level WC. Separate shower cubicle with fitted shower. Centrally heated towel rail, airing cupboard housing the central heating radiator and Upvc double glazed frosted flush window.

Outside

The property has gardens to the front and rear, the front being easy to maintain and the rear briefly comprises of a paved patio, lawn, shed, greenhouse and boundary fencing.

Tenure

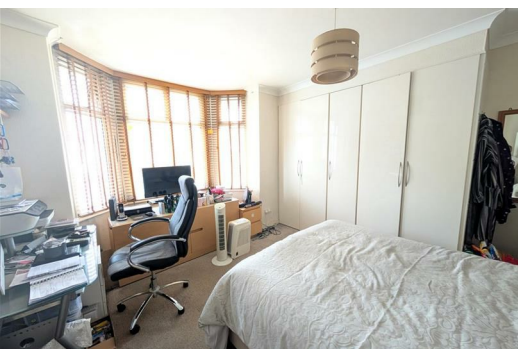
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NBBC, EPC rating D



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 | | |
| | | 80 |
| | | 56 |
| 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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