



**Devon Close, Nuneaton  
CV10 8ES  
£130,000**

\* NO UPWARD CHAIN \* Pointons Estate Agents are pleased to offer for sale this two bedroom first floor maisonette on Devon Close, Sunnyside, Nuneaton, close to local shops, schools and further amenities. In brief the property comprises of an entrance hall through to landing with lounge, kitchen, two bedrooms and a bathroom, to front is a slabbed garden and lawned garden to rear and garage en block, the property concludes with double glazing and electric storage heating throughout. This property would make an excellent purchase with viewings strictly via the agent.



## Entrance Hall

Via front door with new consumer unit (Oct 2025) and stairs off to the first floor.

## Landing

With doors off to various rooms.

## Lounge

16'10" x 11'7" (5.12m x 3.52m)

With double glazed window to front, storage heater and electric fireplace with surround.

## Kitchen

7'10" x 9'5" (2.40m x 2.86m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with drainer, fitted electric hob, oven and hood, space/plumbing for appliances, storage cupboard, storage heater and door glazed window to rear.

## Bedroom

11'11" x 11'5" (3.63m x 3.48m)

Double glazed window to rear, mirrored fitted wardrobes and further folding door storage and storage heater.

## Bedroom

10'5" x 5'10" (3.18m x 1.78m)

With double glazed window to front, storage heater and mirrored fitted wardrobe.

## Bathroom

7'10" x 5'10" (2.38m x 1.78m)

Panelled bath with shower over, WC, hand wash basin and obscure double glazed window to side.

## Outside

Paved garden to front, gated access to rear made up of lawn and shrubs

## Garage

En block with up and over door

## Leasehold Information

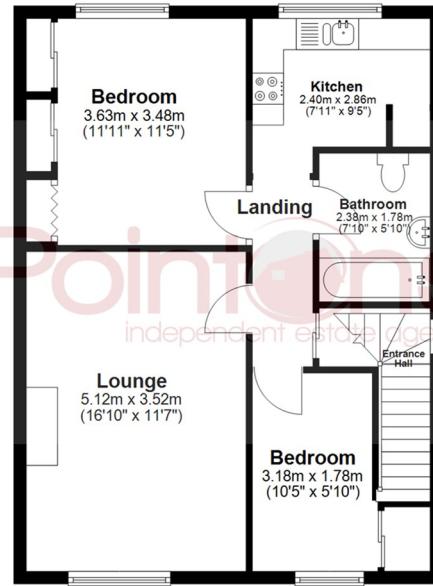
The is believed to be 130 years remaining on the lease with

the ground rent and service charges at £0, all subject to solicitor verification.

## 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.

First 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                                   | 64      | 72        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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