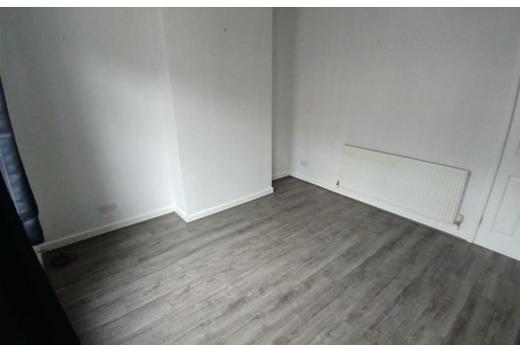




**Clarence Street, Nuneaton  
CV11 5PT  
£140,000**

\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to welcome to market to traditional two bedroom mid terrace home on Clarence Street, Nuneaton, close to local shops, schools and within walking distance to the town centre, benefitting from gas central heating and double glazing throughout. In brief the property comprises of a living room, dining room, kitchen and downstairs bathroom with two double bedrooms to the first floor, with enclosed garden to rear. This property is offered with no upward chain and viewings are strictly via the agent.



**Living Room**

11'2" x 11'2" (3.40m x 3.40m)

Entrance via front door with double glazed window to front and radiator.

**Lobby**

With stairs off to the first floor.

**Dining Room**

11'1" x 11'1" (3.40m x 3.40m)

With double glazed window to rear, under stairs storage cupboard and radiator.

**Kitchen**

14'9" x 5'11" (4.50m x 1.80m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with drainer and taps over, space/plumbing for appliances, radiator, combination boiler and double glazed window to side.

**Lobby**

With obscure double glazed door to side.

**Bathroom**

Fitted with a panelled bath with shower over, WC, hand wash basin with taps over, heated towel rail and obscure double glazed window to side.

**Landing**

With doors off to bedrooms.

**Bedroom**

11'2" x 11'2" (3.40m x 3.40m)

With double glazed window to front, storage cupboard and radiator.

**Bedroom**

11'2" x 11'2" (3.40m x 3.40m)

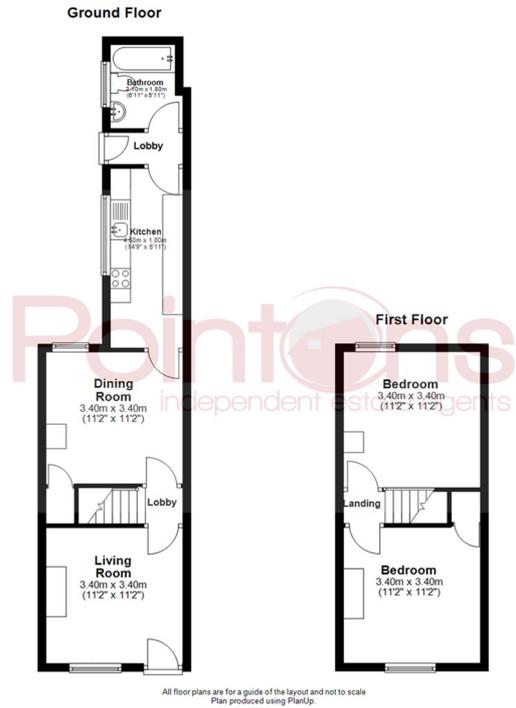
With double glazed window to rear and radiator.

**Outside**

To rear an enclosed rear garden made up of patio and shrubbed areas.

**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.



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 <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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