



**St. Marks Close, Nuneaton  
CV10 8RR  
£375,000**

\* NO UPWARD CHAIN - EXCELLENT PLOT \* Pointons Estate Agents are delighted to welcome for sale this well presented detached bungalow situated on the pleasant cul se sac of St Marks Close, Nuneaton. Close to local shops, bus routes and amenities. This property benefits from gas central heating and double glazing throughout, in brief the property comprises of an entrance hall, open to living and dining room, fitted kitchen, shower room and two double bedrooms with the master having fitted wardrobes. To front there is a large driveway for plenty of vehicles and detached garage, to rear an enclosed private garden made up of patio and lawn. This property is in excellent condition, offering an excellent plot and offered with no chain, viewings are strongly recommended to show the quality offer, strictly via the agent.



**Entrance Hall**

Entrance via recently fitted front door with radiator and storage cupboard.

**Living Room**

14'1" x 10'10" (4.30m x 3.30m)

With double glazed box window to front, gas feature fireplace with surround and radiator.

**Dining Room**

7'7" x 10'10" (2.30m x 3.30m)

With radiator and high double glazed window to side.

**Kitchen**

12'6" x 7'3" (3.80m x 2.20m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer and taps over, recently installed built in four ring gas hob with fan assisted oven and hood over, space/plumbing for appliances, recently installed combination boiler, double glazed window to front, radiator and door to side.

**Bedroom**

13'9" x 10'10" (4.20m x 3.30m)

With double glazed window to rear, mirrored fitted sliding wardrobes and radiator.

**Bedroom**

10'2" x 10'10" (3.10m x 3.30m)

With double glazed window to rear and radiator.

**Shower Room**

5'10" x 7'2" (1.80m x 2.20m)

Fitted with a shower cubicle with screen, WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to side.

**Outside**

To front is a block paved driveway offering plenty of vehicle access, with lawn and shrubs to side and side gated access to rear which is made up of lawn and patio sections with free standing shed.

**Garage**

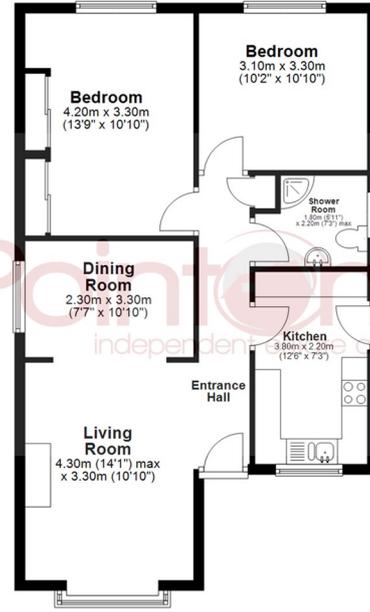
8'2" x 18'4" (2.50m x 5.60m)

Access via up and over door with power and lighting, offering storage above.

**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.

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		71	76
		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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