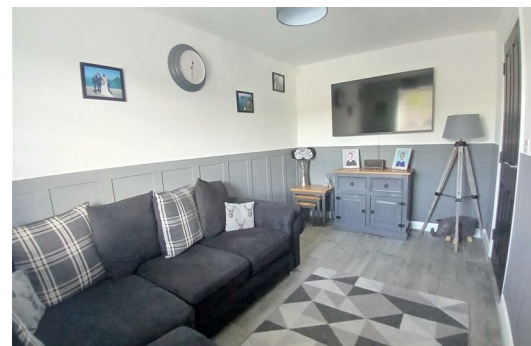




**Edinburgh Road, Nuneaton
CV10 9HE
£270,000**

Pointons Estate Agents are delighted to welcome for sale this immaculate three storey family home on Edinburgh Road, Saxon Meadows, Nuneaton, close to local shops, schools and further amenities. Currently homed as a 4 bedroom but can also offer as a 3 bedroom, benefitting from gas central heating and double glazing throughout. In brief the property comprises of a generous entrance hall, living room, fitted kitchen, utility room and downstairs shower room. To the first floor there are two double bedrooms, to the second floor there are two further double bedrooms with the master benefitting from an en suite and a family bathroom. To front there is parking for multiple vehicles and an non overlooked, excellently landscaped rear garden. This property must be viewed to show the quality and space on offer, with access strictly via the agent.



Entrance Hall

Entrance via front door, generously sized entrance hall, with double glazed window to side, doors off to various rooms, radiator, open under stairs storage and stairs off to the first floor.

Living Room

13'5" x 8'2" (4.10m x 2.50m)

With double glazed window to front and radiator.

Kitchen

11'10" x 8'2" (3.60m x 2.50m)

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, built in four ring gas hob with extractor hood over and fan assisted oven, plumbing for dishwasher and space for fridge/freezer, under counter lighting, radiator and double glazed window to rear.

Utility

5'3" x 6'3" (1.60m x 1.90m)

With space and plumbing for washing machine and tumble dryer, worktop space over, combination boiler and door to rear garden.

Shower Room

Fitted with a shower cubicle and folding screen, low level WC, hand wash basin with mixer tap and radiator.

Landing

Doors off to various rooms, double glazed window to front and stairs off to the second floor.

Bedroom

13'5" x 14'9" (4.10m x 4.50m)

With double glazed window to rear and radiator.

Bedroom

11'6" x 7'10" (3.50m x 2.40m)

With double glazed window to front and radiator.

Landing

With doors off to various rooms and double glazed window to side.

Bedroom

13'5" x 8'6" (4.10m x 2.60m)

With double glazed window to rear and radiator.

En-suite

Fitted with a shower cubicle and screen, low level WC and hand wash basin with mixer tap.

Bedroom

11'10" x 10'10" (3.60m x 3.30m)

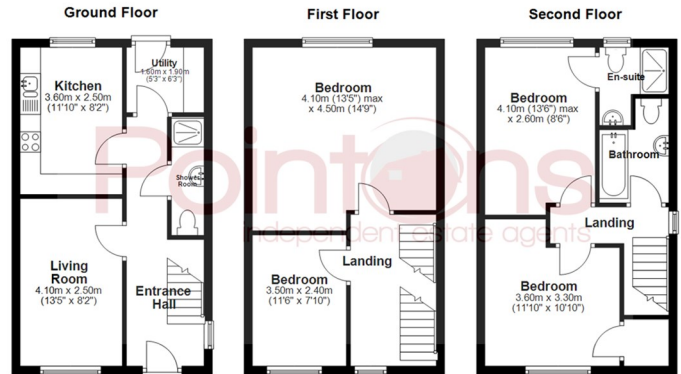
With double glazed window to front and radiator.

Bathroom

Fitted with a panelled bath, low level WC, hand wash basin with mixer taps.

Outside

To front there is a low maintenance fore garden, to side there is a tarmacked driveway for multiple vehicles, side gated access to a non over looked rear garden which is landscaped over three tiers made up of patio, lawn and artificial areas.



All floor plans are for a guide of the layout and not to scale. Plans produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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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