



**Moor Road, Nuneaton
CV10 0NQ
£230,000**

Freehold - North Warwickshire Band: B - EPC:

* NO UPWARD CHAIN - EXTENDED SEMI DETACHED HOME WITH GARAGE & DRIVEWAY * Pointons Estate Agents are delighted to bring to market this extended three bedroom semi detached family home situated on Moor Road, Hartshill, Nuneaton. Situated within minutes walks to local schools and Hartshill Hayes country park, also offering excellent commuting routes. Benefitting from gas central heating and double glazing throughout. In brief the property comprises of a spacious entrance hall, lounge/dining room and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. To front there is plenty of off road parking and an enclosed garden to rear, also offering a detached garage with separate workshop area on the rear. This property is offered with no upward chain and viewings are strictly via the agent.



Entrance Hall

Entrance via front door with double glazed windows to front and side, radiator, doors off to various rooms and stairs off to the first floor.

Lounge/Dining Room

28'7" x 10'6" (8.70m x 3.20m)

With double glazed window to front and sliding doors to rear, fireplace with surround and radiator.

Kitchen

18'8" x 7'7" (5.70m x 2.30m)

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

Landing

Doors off to various rooms, double glazed window to side and storage cupboard containing combination boiler.

Bedroom

11'11" x 12'6" (3.62m x 3.80m)

With double glazed window to front, radiator and built in storage.

Bedroom

11'6" x 12'6" (3.50m x 3.80m)

With double glazed window to rear, radiator and built in storage.

Bedroom

5'11" x 6'3" (1.80m x 1.90m)

With double glazed window to front and radiator.

Bathroom

5'2" x 5'10" (1.60m x 1.80m)

Fitted with a panelled bath with shower over and folding glass screen, low level WC, hand wash basin with pedestal taps, radiator and obscure double glazed window to side.

Outside

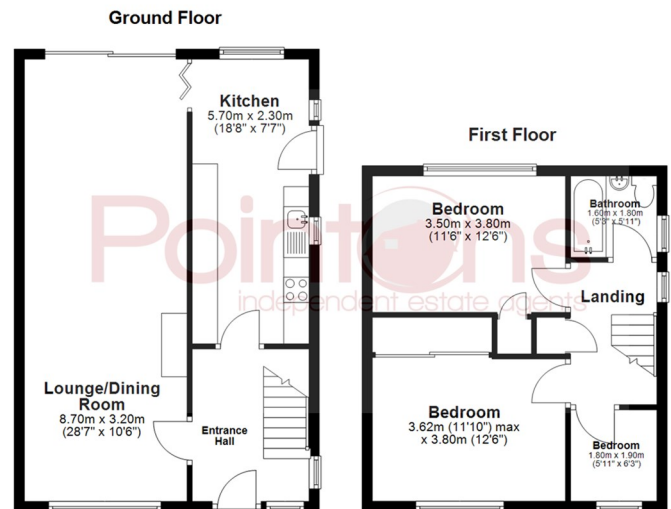
To the front of the property there is a tarmacked driveway for plenty of vehicle access, also offering a lawned section, side gated access to rear, which is made up of lawn and patio sections and a free standing shed.

Garage/Workshop

Detached garage with up and over door, double length size also offering a separate workshop area.

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.



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	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	



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

