



**Arbury Road, Nuneaton
CV10 7ND
£170,000**

Freehold - Nuneaton & Bedworth Band: A - EPC: D

* TRADITIONAL MID TERRACE HOME WITH NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome for sale this three bedroom mid terrace home situated on Arbury Road, Nuneaton, close to local shops, schools and further amenities. In brief the property comprises of living room, dining room, fitted kitchen with utility area and downstairs bathroom. To the first floor there are three generously sized bedrooms. This property benefits from gas central heating and double glazing throughout, require cosmetic modernisation, offered with no upward chain and viewings strictly via the agent.



Living Room

11'2" x 12'2" (3.40m x 3.70m)

Entrance via front door with double glazed bay window to front, radiator and fireplace with surround.

Dining Room

12'2" x 12'2" (3.70m x 3.70m)

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

Lobby

With door to side to garden access, open to:

Kitchen

8'10" x 7'7" (2.70m 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 for appliances, combination boiler and double glazed window to rear.

Utility

With plumbing for washing machine and storage cupboard.

Bathroom

Fully tiled bathroom with panelled bath, low level WC, hand wash basin with pedestal taps, radiator and obscure double glazed window to side.

Landing

With doors off to various rooms.

Bedroom

11'2" x 14'1" (3.40m x 4.30m)

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

Bedroom

12'2" x 11'2" (3.70m x 3.40m)

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

Bedroom

12'6" x 7'7" (3.80m x 2.30m)

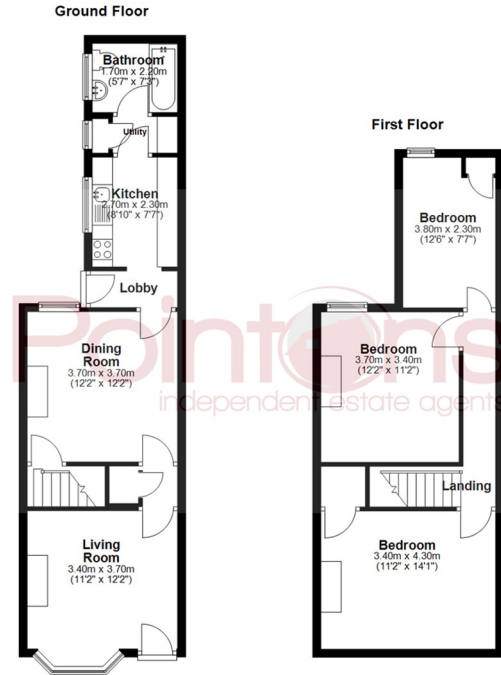
With double glazed window to rear, radiator and storage cupboard.

Outside

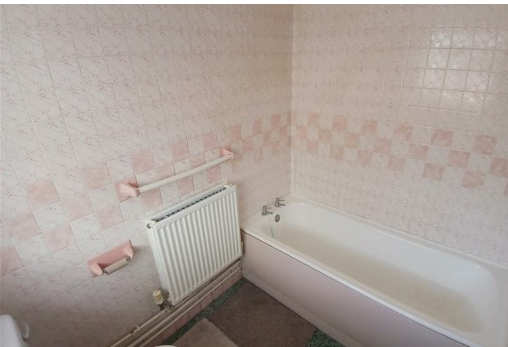
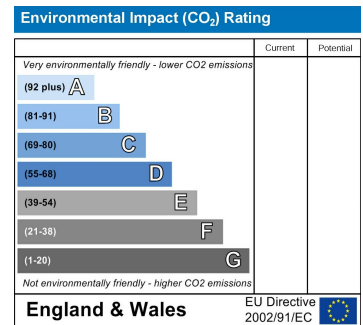
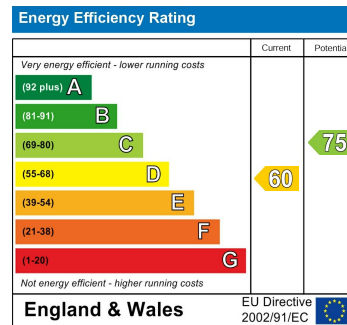
fore garden to front, side gated access to rear having mostly patio areas with shrubbed sections.

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.



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