



**Coxs Close, Nuneaton
CV10 7ET
£230,000**

Freehold - Nuneaton & Bedworth Band: C - EPC: C

Nestled in the cul-de-sac of Coxs Close, Nuneaton, this charming semi-detached house, built in 1950, presents an excellent opportunity for first-time buyers and families alike. The property boasts three generous bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you are welcomed by an inviting entrance hall that leads to a well-proportioned open lounge and dining room, perfect for entertaining guests or enjoying family time. The fitted kitchen is functional and well-equipped, catering to all your culinary needs.

Upstairs, you will find three spacious bedrooms, each offering ample natural light and storage. The shower room is conveniently located to serve the bedrooms. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Outside, the front garden provides off-road parking for two vehicles, while the rear garden offers a peaceful retreat for relaxation or outdoor activities. Additionally, there is a garage at the rear, which is currently used as a store room, providing extra space for your belongings.

This well-presented family home is ideally situated close to George Eliot Hospital and local schools, making it a practical choice for families. Furthermore, with easy access to the A444, commuting to nearby areas is a breeze. The town centre is within walking distance, offering a variety of shops and amenities.

Sold with no upward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a sought-after location.



Entrance Hall

17'5" x 5'11" (5.31m x 1.80m)

Entrance via front door with double glazed window to side, stairs off to the first floor and door leading to:

Living Room

10'10" x 11'6" (3.30m x 3.50m)

With double glazed bay window to front, radiator, gas fireplace with surround and coving to ceiling.

Dining Room

10'10" x 11'6" (3.30m x 3.50m)

With double glazed french doors to rear, radiator, gas fireplace, coving to ceiling, door leading to:

Kitchen

15'5" x 7'7" (4.70m 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, fitted four ring gas hob with extractor hood over and fan assisted oven, space/plumbing for further appliances, radiator, storage cupboard, double glazed windows to side and rear, door leading to rear.

Landing

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

Bedroom

11'10" x 9'10" (3.60m x 3.00m)

With double glazed bay window to front and radiator.

Bedroom

7'10" x 6'11" (2.40m x 2.10m)

With double glazed window to front and radiator.

Bedroom

10'10" x 11'2" (3.30m x 3.40m)

With double glazed window to rear and radiator.

Shower Room

5'7" x 8'2" (1.70m x 2.50m)

Fully tiled suite comprising of a shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to side.

Outside

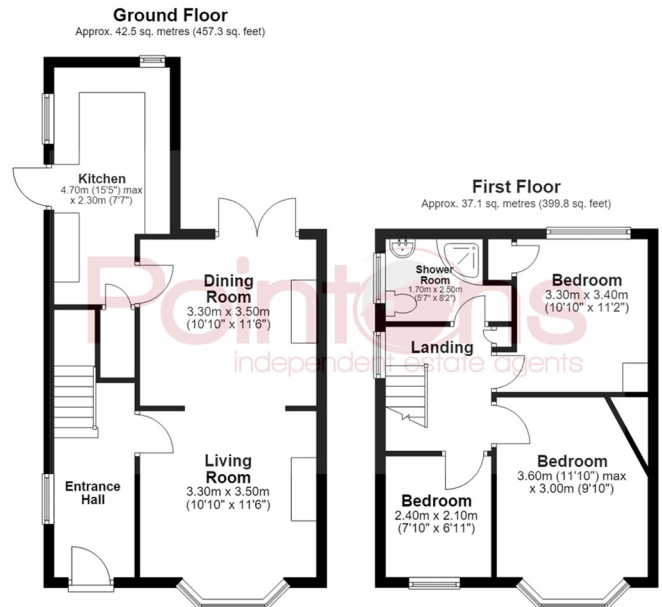
To front is a low maintenance garden to front with off road parking for multiple vehicles, to rear via side gated access is an enclosed garden made up of patio and shrubs and outside WC.

Garage

Access via up and over door, more used as a store room.

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.

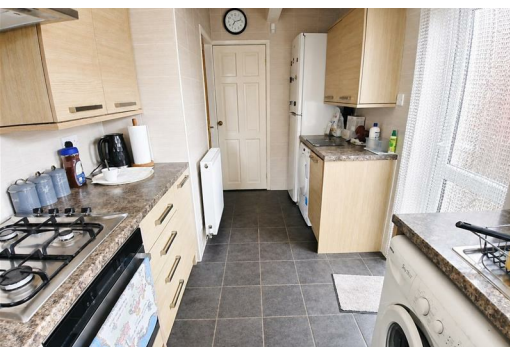


Total area: approx. 79.6 sq. metres (857.0 sq. feet)

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	



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