



**Salisbury Drive, Chapel End
Nuneaton CV10 9LU
Asking Price £220,000**

Freehold - Nuneaton & Bedworth Borough Council Band: B - EPC:

Nestled in the charming area of Chapel End, this delightful semi-detached house on Salisbury Drive offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for first time buyers, families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The recently refitted kitchen / diner is a standout feature, boasting contemporary fixtures and ample storage, making it a joy for any home cook. The bathroom has also been tastefully updated, ensuring a fresh and stylish space for your daily routines.

As you enter the property, you are greeted by a convenient entrance porch, adding to the overall functionality of the home. The easy-to-maintain garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues, without the burden of extensive upkeep.

Additionally, there is a garage in a block to the rear. This semi-detached house is not just a home; it is a lifestyle choice, combining modern amenities with a friendly neighbourhood atmosphere. Don't miss the opportunity to make this charming property your own.



Entrance

Via double glazed entrance door into:

Porch

4'6" x 3'0" (1.37m x 0.91m)

Wooden effect flooring and further door to:

Entrance Hall

7'7" x 3'0" (2.30m x 0.91m)

Radiator, wooden laminate flooring, stairs rising to first floor and door to:

Lounge

14'2" x 11'9" (4.32m x 3.59m)

Double glazed window to front, radiator, wooden laminate flooring, sunken ceiling spotlights, sliding door leading into:

Kitchen/Dining Room

10'2" x 15'2" (3.09m x 4.62m)

Fitted with a matching range of base and eye level units with worktop space over, single bowl sink unit, single drainer and stainless steel swan neck mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, built-in electric fan assisted double oven, gas hob with extractor hood over, double glazed window to rear, wooden laminate flooring, sunken spotlights, double glazed door to side, double glazed sliding patio door to garden and door to:

Utility

6'4" x 3'0" (1.92m x 0.91m)

Plumbing for washing machine, space for tumble dryer.

Landing

8'8" x 6'0" (2.63m x 1.83m)

Obscure double glazed window to side, access to part loft space with pull down ladder, doors to:

Bedroom

13'11" x 8'8" (4.25m x 2.63m)

Double glazed window to front and radiator.

Bedroom

10'8" x 7'9" (3.26m x 2.36m)

Double glazed window to rear, radiator, wooden laminate flooring, coving to ceiling with sunken ceiling spotlight.

Bedroom

8'5" x 6'7" (2.56m x 2.01m)

Double glazed window to front, built-in wardrobes, radiator and wooden laminate flooring.

Bathroom

7'8" x 6'0" (2.33m x 1.83m)

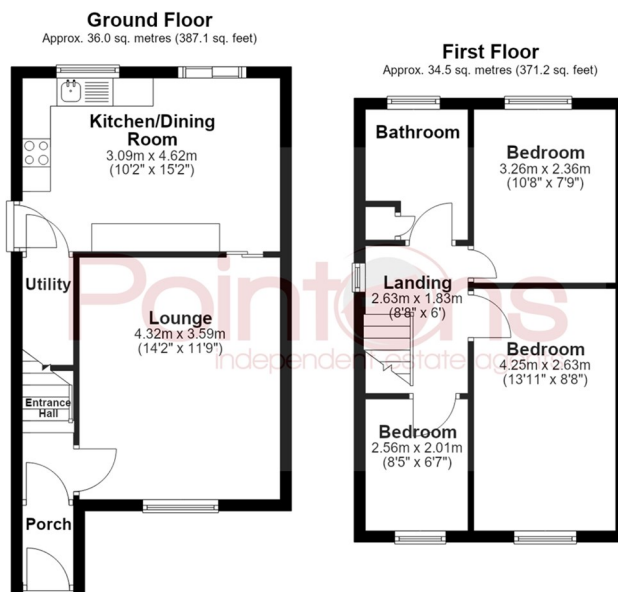
Recently refitted with three piece suite with comprising, panelled bath with shower and glass screen, vanity wash hand basin with mixer tap and mirror and low-level WC, obscure double glazed window to rear, door to boiler cupboard housing combination boiler serving central heating and domestic hot water.

Outside

To the rear is an enclosed garden being recently landscaped garden with paved patio and Astro turf. Side pedestrian gated access and enclosed front garden with lawn and pathway to entrance. A garage en block

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. Council tax is payable to Nuneaton & Bedworth Borough Council and is band B.



Total area: approx. 70.5 sq. metres (758.3 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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