



Bentley Road, Nuneaton CV11 5LR £235,000

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

GARAGE & TWO EN-SUITE SHOWER ROOMS

Pointons are delighted to offer this three-bedroom semi-detached property, ideally situated in a popular residential location just a short walk from Nuneaton Town Centre. The location is particularly appealing for families, with Queens Church of England Academy Primary School situated along the same road, making the school run convenient and straightforward.

Occupying a generous plot, the property benefits from double glazing & gas central heating. Internally, the accommodation briefly comprises an entrance porch, hallway, lounge, separate dining room and kitchen. To the first floor are three bedrooms, with the two largest bedrooms benefiting from recently refitted en-suite shower rooms, alongside an additional shower room.

Externally, the rear garden has been landscaped to provide a low-maintenance paved outdoor space, with convenient access to the garage.

Offering spacious accommodation, excellent convenience and the potential to make a wonderful long-term family home, this property is one that must be viewed to be fully appreciated.

Offered for sale with no upward chain, early viewing is highly recommended. To arrange your viewing, please contact Pointons today.



Entrance Hall

3'2" x 7'1" (0.96m x 2.16m)

Having entrance door with further door into hallway.

Hall

7'5" x 2'8" (2.26m x 0.82m)

Having telephone point & doors off to various rooms.

Lounge

12'4" x 10'5" (3.75m x 3.18m)

Having double glazed box window & radiator.

Dining Room

12'9" x 10'11" (3.89m x 3.34m)

Having double glazing window & radiator.

Kitchen

16'10" x 7'11" (5.14m x 2.41m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in electric hob with extractor hood over, double glazed window to rear, Storage cupboard, radiator & door to rear garden.

Landing

5'1" x 10'0" (1.54m x 3.04m)

Having doors off to various rooms & access to loft.

Bedroom

11'7" x 9'8" (3.53m x 2.95m)

Having double glazed window & radiator.

En-suite

6'9" x 2'10" (2.06m x 0.87m)

Fitted with three piece suite comprising of fitted tiled shower cubicle with glass door, pedestal wash basin with mixer tap, low level W.C & vinyl flooring.

Bedroom

14'0" x 11'5" (4.26m x 3.47m)

Having double glazed box window & radiator.

En-suite

3'2" x 5'3" (0.96m x 1.60m)

Having three piece suite comprising of tiled shower cubicle with glass door, pedestal wash hand basin with mixer tap, low level W.C & vinyl flooring.

Bedroom

8'11" x 7'5" (2.73m x 2.27m)

Having double glazed window & radiator.

Shower Room

Fitted with three piece suite comprising of tiled shower cubicle, low level W.C, pedestal wash hand basin with mixer tap, handy storage cupboard, vinyl flooring & double glazed window with frosted glass.

Outside

To the rear off the property is an enclosed garden being completely block paved with gate onto side & access to garage.

To the front is a paved garden with brick wall surrounding.

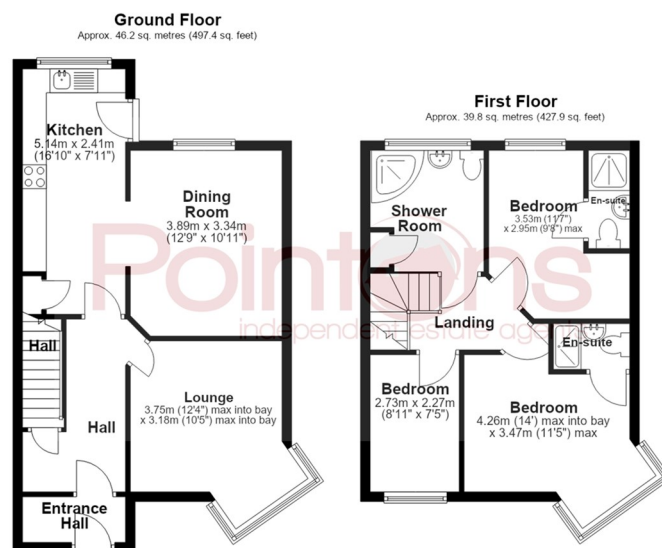
The property benefits from having a garage

Garage

Having up & over door with power & lighting & rear access door into garden.

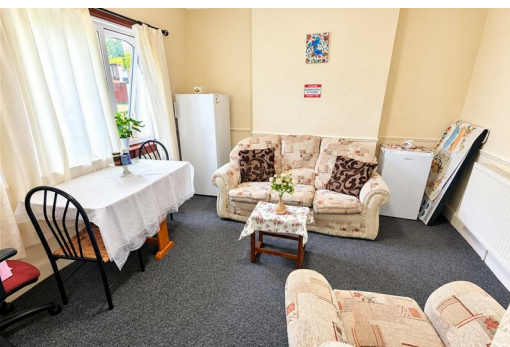
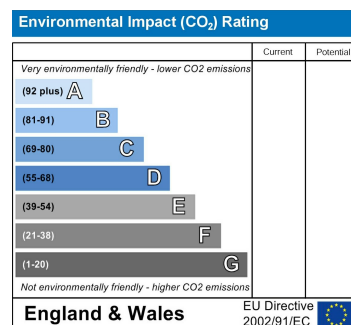
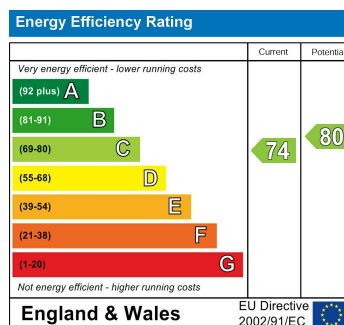
General Information

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. 86.0 sq. metres (925.3 sq. feet)

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



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