



**Grove Road, Nuneaton
CV10 8JR
£170,000**

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

Pointons are delighted to offer this vastly improved mid-terrace property, situated in a popular area of Stockingford, conveniently located close to local shops, amenities and transport links to Nuneaton, Atherstone, Bedworth, Coventry and beyond.

The property has been renovated to a high standard and is presented in good order throughout. Further benefits include double glazing, gas central heating, ground floor shower room and first floor bathroom.

In brief, the accommodation comprises a welcoming lounge, separate dining room, kitchen, utility room and ground-floor shower room. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a generous rear garden, providing an ideal space for relaxing and entertaining.

Tastefully decorated throughout, this attractive home must be viewed to be fully appreciated. Offering spacious accommodation and modern improvements, it would make an excellent first-time purchase.

Early viewing is highly recommended. To arrange your viewing, contact Pointons today.
EPC Rating: D



Living Room

12'0" x 12'2" (3.67m x 3.70m)

Having entrance, door part ceramic tiled flooring, part carpet double glazed window to front, double radiator and dado.

Dining Room

13'1" x 12'0" (4.00m x 3.67m)

Having double glazed window, radiator, understairs storage cupboard and stairs off to the first floor.

Kitchen

13'9" x 6'6" (4.20m x 1.97m)

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, space for fridge, fitted electric fan assisted oven, four ring gas hob with extractor over, two double glazed windows to side, radiator, tiled flooring and double glazed door into rear garden.

Utility Room

5'6" x 6'7" (1.68m x 2.00m)

Having plumbing for washing machine, space for tumble dryer, laminate flooring, double glazed window & wall mounted gas combination boiler serving heating and hot water systems.

Wet Room

4'7" x 6'7" (1.40m x 2.00m)

Fitted with three piece suite with tiled shower area, pedestal wash hand basin, and low-level WC, double glazed window to rear. and tiled flooring and surround.

Landing

3'7" x 8'1" (1.09m x 2.47m)

Having doors off to various rooms.

Bedroom

12'0" x 13'11" (3.65m x 4.23m)

Having double glazed window to front, radiator and laminate flooring

Bedroom

8'10" x 10'10" (2.70m x 3.30m)

Having double glazed window, radiator and laminate flooring.

Bedroom

13'1" x 6'11" (4.00m x 2.10m)

Double glazed window to rear and radiator.

Bathroom

6'7" x 10'10" (2.00m x 3.30m)

Three piece suite with panelled bath with taps and twin hand grips, pedestal wash hand basin with taps, low-level WC, radiator and tiled flooring.

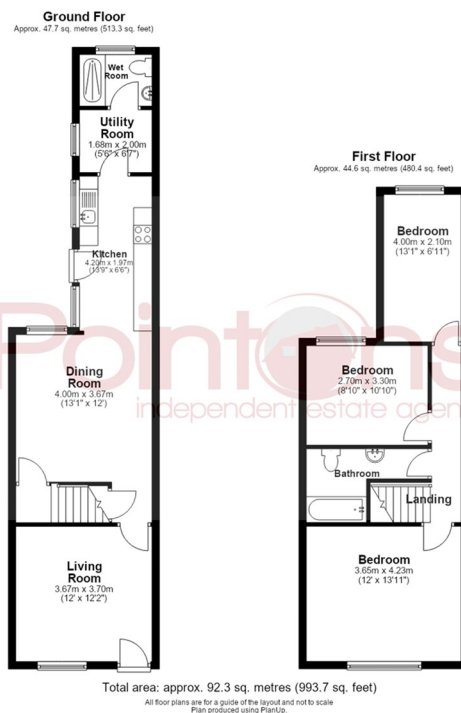
Outside

To the front of the property a small paved section with brick surround and hedge providing extra privacy.

To the rear of the property is an enclosed garden having paved patio area leading on a lawned section with scrub borders. The property benefits having side access via shared alley and gate.

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.



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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