



## Castle Road

Hartshill, Nuneaton, CV10 0SF

**£850 PCM**



Nestled in the charming area of Hartshill, Nuneaton, this delightful terraced house on Castle Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical, ensuring that every inch of space is utilised effectively. The house features a well-appointed bathroom, catering to all your daily needs.

The property boasts an EPC rating of C, indicating good energy efficiency, which is both environmentally friendly and cost-effective. Additionally, it falls under council tax band A, making it an economical choice for potential tenants or buyers.

One of the standout features of this home is its pet-friendly policy, allowing you to bring your furry companions along. However, please note that smoking is not permitted within the property, ensuring a clean and healthy





### Lounge/Diner 28'7" x 12'0" (8.72m x 3.65m)

Having Upvc double glazed entrance, split level wooden flooring, two central heating radiators, cast log inset log burner with timber mantel, power points, open staircase to the first floor landing, Upvc double glazed flush window and door off which leads:

### Kitchen 8'9" x 12'0" (2.67m x 3.65m)

Being recently refitted and having a single drainer sink unit set in a wood effect worksurface, fitted unit below, space and plumbing for domestic appliance. Adjacent matching work surface with a range of fitted units above and below. Stainless steel flush fitted four ring gas hob with stainless steel extractor hood above. Built in oven/grill. Tiled splash back to work surfaces, power points wood effect laminate flooring, Upvc double glazed flush window and Upvc double glazed door to the rear garden patio.

### Landing

Open staircase to the first floor landing with loft access, doors of which leads:

### Bedroom 1 13'0" x 12'0" (3.95m x 3.65m)

Having central heating radiator, power points and Upvc double glazed flush window.

### Bedroom 2 18'7" x 5'5" (5.67m x 1.66m)

Having central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

### Bathroom

Being recently refitted and having a modern white suite comprising of a panelled bath with fitted power shower above. wash basin set in a vanity unit and close coupled WC. Upvc cladding to wet areas, airing cupboard housing the combination boiler, centrally heated towel rail and Upvc double glazed frosted flush window.

### Outside

The property has the benefit of a raised paved foregarden, the rear briefly comprises of a paved patio, steps to further paved patio, boundary fencing, rear trades entrance and SINGLE GARAGE.

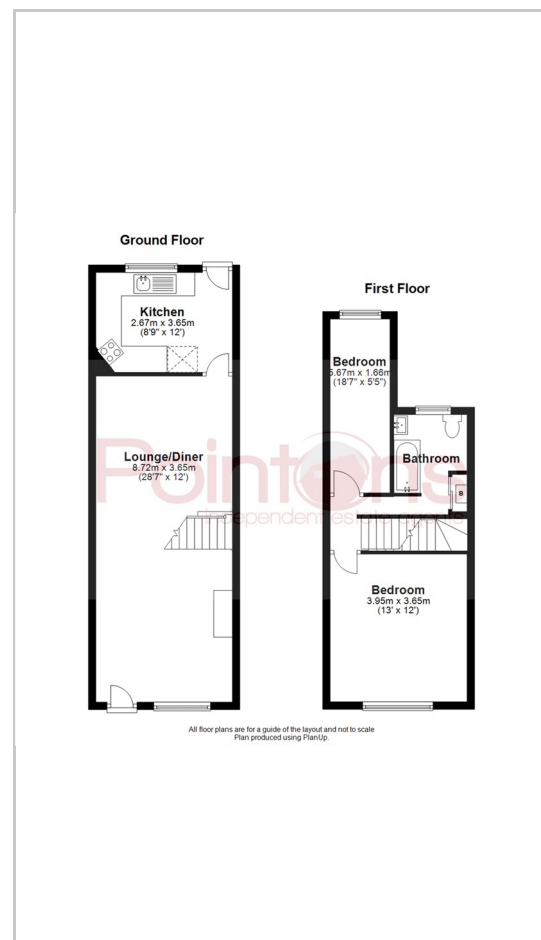
### Council Tax

We can confirm the council tax band is A payable to NWBC, EPC rating c.

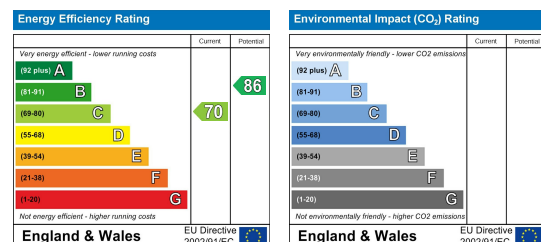
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET  
COVENTRY, CV1 2NT  
coventry@pointons-group.com  
024 7710 333  
Company No: 7359350



BOND GATE CHAMBERS  
NUNEATON, CV11 4AL  
nuneaton@pointons-group.com  
024 7637 3300  
Company No: 6743033

74 LONG STREET  
ATHERSTONE, CV9 1AU  
atherstone@pointons-group.com  
01827 711911  
Company No: 81323250

[www.pointons-group.com](http://www.pointons-group.com)

VAT NO 742186125