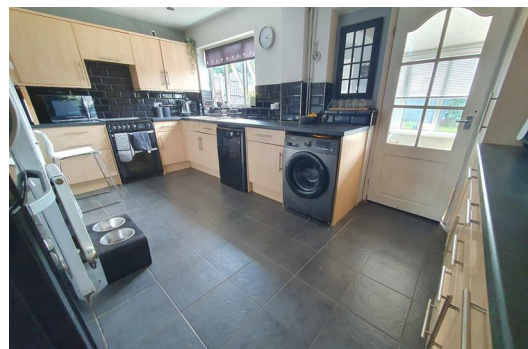




**48 Roxburgh Road, Nuneaton
Warwickshire CV11 4RR
£279,950**

Pointons Estate Agents are delighted to offer for sale this extended four double bedroom semi detached residence on Roxburgh Road, Attleborough, Nuneaton, close to local shops, schools and further amenities, this family home benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room through dining room, fitted kitchen, inner hall, downstairs WC and lean to. To the first floor there are four double bedrooms and a shower room. To front is off road parking for numerous vehicles and garage, to rear an enclosed garden. This property would make an excellent purchase with viewings strictly via the agent. EPC C



Entrance Hall

Entrance via front door, tiled flooring, stairs off to the first floor with doors off to various rooms.

Living Room

14'1" x 11'6" (4.30m x 3.50m)

With double glazed bay window to front, laminate flooring, radiator and coving to ceiling.

Dining Room

10'2" x 9'10" (3.10m x 3.00m)

With laminate flooring, radiator, coving to ceiling and double doors leading to lean to.

Kitchen

13'9" x 16'5" (4.20m x 5.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with taps over, space for cooker and fridge/freezer, plumbing for washing machine and dishwasher, tiled flooring and splashbacks, storage cupboard, double glazed window to rear and door leading to lean to.

Inner Hallway

With tiled flooring leading to:

WC

With low level WC, hand wash basin with mixer tap, obscure double glazed window to side and tiled flooring.

Lean-to

6'3" x 16'9" (1.90m x 5.10m)

With double glazed windows to side and rear and double glazed sliding door to rear with laminate flooring.

Landing

Carpeted with doors off to various rooms.

Bedroom

12'2" x 9'10" (3.70m x 3.00m)

With double glazed bay window to front, coving to ceiling and radiator.

Bedroom

9'2" x 16'1" (2.80m x 4.90m)

With double glazed window to front, laminate flooring and radiator.

Bedroom

15'5" x 7'7" (4.70m x 2.30m)

With double glazed window to rear, laminate flooring and radiator.

Bedroom

10'2" x 11'10" (3.10m x 3.60m)

With double glazed window to rear, laminate flooring and radiator.

Shower Room

5'3" x 7'3" (1.60m x 2.20m)

Fitted with a low level WC, hand wash basin with mixer tap and built in storage beneath, shower cubicle with sliding screen, vinyl flooring, radiator and obscure double glazed window to rear.

Outside

To the front of the property there is a tarmacked driveway offering parking for numerous vehicles, side gated access leading to rear which is made up of lawn, patio and shrub areas with free standing shed.

Garage

Access via up and over door.

Tenure

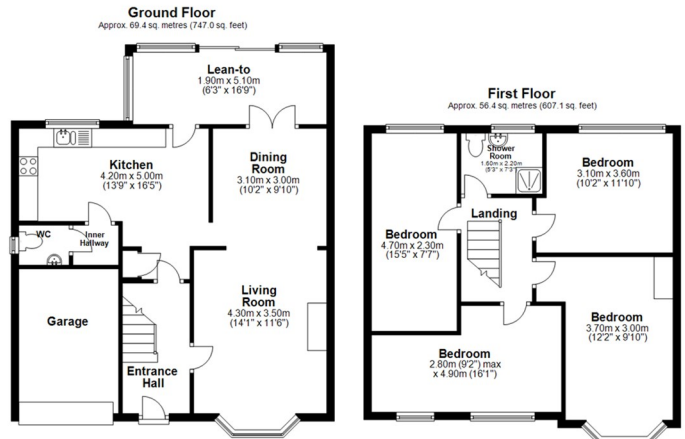
Freehold

Council Tax

Council Tax - Nuneaton & Bedworth Band C

Disclaimer

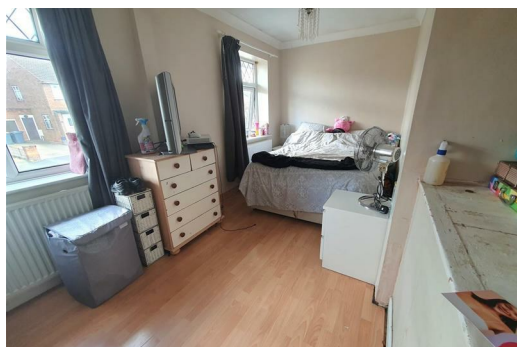
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 125.8 sq. metres (1354.1 sq. feet)

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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