



**Hilton Avenue, Nuneaton
CV10 9LA
Offers Over £210,000**

Pointons Estate Agents are pleased to offer this well presented semi detached property situated in a popular residential area benefiting from gas central heating and double glazing. In brief the accommodation comprises entrance hall, lounge / diner, fitted kitchen, three bedrooms, bathroom and separate W.C. Outside is a garden to rear, driveway providing parking to the front and an integral garage. An internal inspection is strongly recommended and by prior appointment via the agent. EPC rating is D (67) and Council tax band is B.



Entrance

Via canopy porch and double glazed door with matching side panel leading into:

Entrance Hall

Double radiator, wooden laminate flooring, doors to:

Fitted Kitchen

9'11" x 9'2" (3.01m x 2.79m)

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 and dishwasher, space for fridge/freezer, fitted electric fan assisted double oven, four ring hob with extractor hood over, double glazed window to front, radiator, wooden laminate flooring.

Lounge/Dining Room

15'10" x 17'5" (4.83m x 5.32m)

Double glazed window to rear, radiator, wooden flooring, TV point, wall lights, central heating thermostat, stairs to first floor landing, double glazed French double doors to garden.

Landing

Double glazed window to side, radiator, coving to textured ceiling, access to loft with pull down ladder, door to Storage cupboard, with wall mounted gas combination boiler serving heating system and domestic hot water, doors to:

Bedroom

10'0" x 11'6" (3.04m x 3.50m)

Double glazed window to front, built-in wardrobe with sliding door, hanging rails and shelving, radiator, coving to ceiling,

Bedroom

12'10" x 10'0" (3.90m x 3.04m)

Double glazed window to rear, radiator.

Bedroom

8'11" x 7'3" (2.73m x 2.20m)

Double glazed window to rear, radiator, wooden laminate flooring, telephone point.

Bathroom

Fitted with two piece suite comprising panelled bath and vanity wash unit with cupboard under and mixer tap, tiled surround, obscure double glazed window to front, radiator, textured ceiling.

WC

Obscure double glazed window to side, fitted with close coupled WC, radiator, wooden laminate flooring, textured ceiling.

Garage

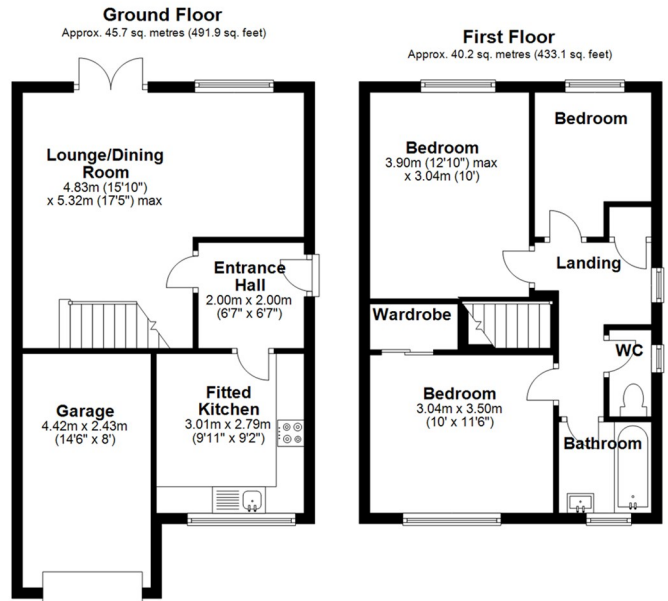
With power and light connected, up and over door.

Outside

To the rear is an enclosed garden with pedestrian access to the side. To the front is a driveway providing parking and access to garage.

General

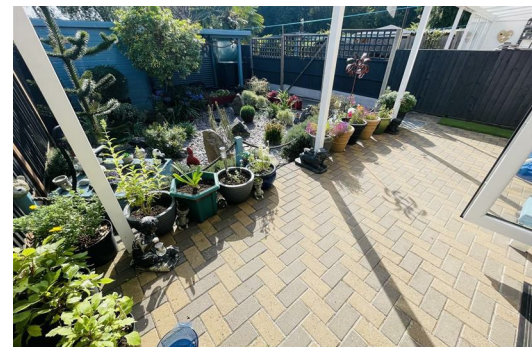
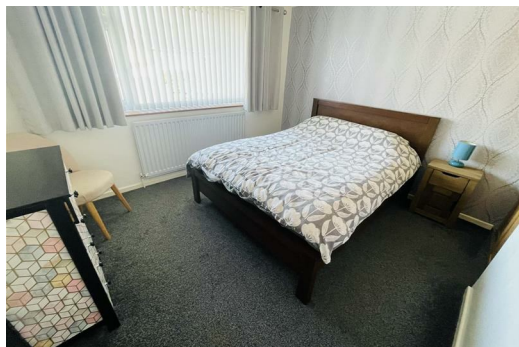
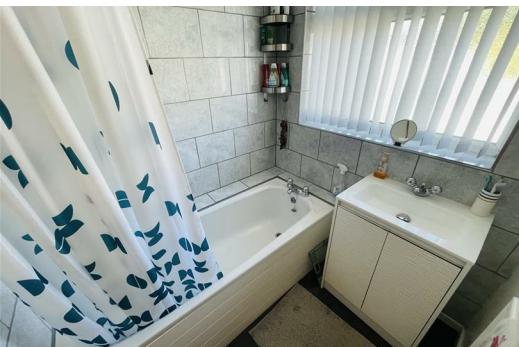
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. We are informed that this property is Freehold but recommend verification by the solicitors. Council tax band is B and is payable to Nuneaton and Bedworth Borough Council



Total area: approx. 85.9 sq. metres (925.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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
(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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