



60 Tamar Road, Bulkington, CV12 9PU
Offers Over £210,000



* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer for sale this two bedroom semi detached bungalow located in the popular village of Bulkington located close to local shops & amenities. Benefiting from double glazing and gas central heating, this property comprises of a porch, entrance hall, living room, kitchen, conservatory, two double bedrooms and a wet room. With gardens front and rear, driveway to side with detached garage. This property is in need of some modernisation and refurbishment. Offered with no upward chain and viewings strictly via the agent. EPC D



Porch

Entrance via sliding obscure glazed front door, with double glazed window to side, leading to:

Entrance Hall

With doors off to various rooms, carpeted, thermostat, radiator and storage cupboard.

Living Room 13'9" x 11'10"

With double glazed bay window to side, further window to front, carpeted, radiator and gas fireplace with bricked surround.

Kitchen 9'2" x 8'2"

Fitted with a matching range of base and eye level unit with worktop space over, stainless steel sink unit with single drainer and taps over, built in four ring electric hob and extractor hood over, eye level fan assisted oven, space for fridge/freezer, plumbing for washing machine, carpeted, double glazed window to front and tiled splashback.

Conservatory 6'7" x 9'2"

With double glazed window to front and side, carpeted and double glazed sliding door leading to rear garden.

Bedroom 10'2" x 11'10"

With double glazed window to side, carpeted, radiator and built in sliding wardrobe.

Bedroom 11'6" x 8'10"

With double glazed sliding door to side, carpeted and radiator.

Wet Room 7'3" x 5'11"

Fitted with a walk in shower, low level WC and hand wash basin with pedestal taps, radiator, obscure double glazed window to side, anti slip flooring and tiled splashback.

Outside

To the front of the property is a large lawned area with off road parking for one vehicle, to rear an enclosed garden mostly made up of patio and shrubs.

Garage 9'6" x 19'8"

Access via up and over door, with side access from rear garden, windows to side and rear with power and lighting.

Tenure

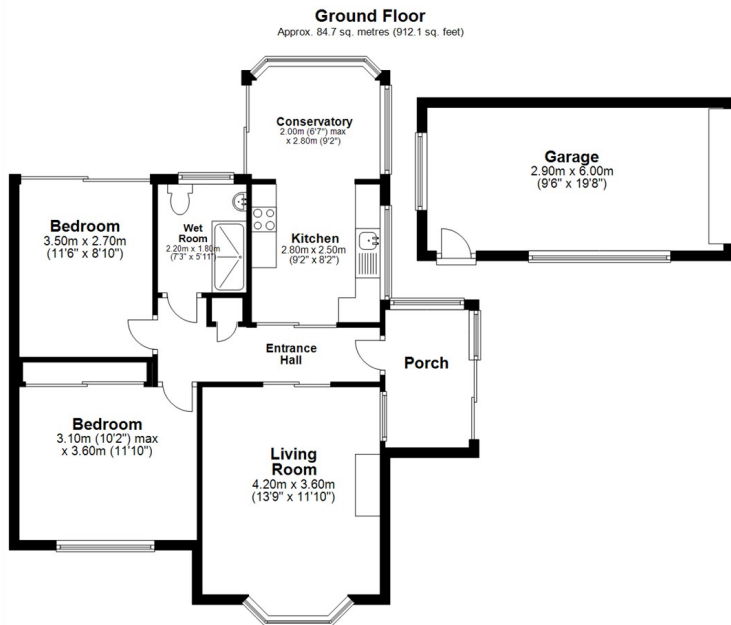
Freehold

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. 84.7 sq. metres (912.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		68	
		84	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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