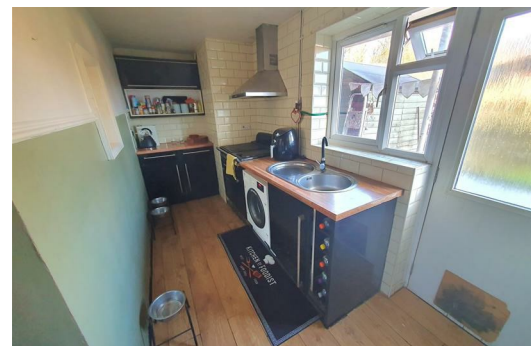




**48 The Woodlands, Hartshill
Nuneaton CV10 0SY
£195,000**

Pointons Estate Agents are delighted to offer for sale this four bedroom end terrace residence at The Woodlands, Hartshill, Nuneaton, close to local shops, schools and with Hartshill Hayes Country Park on your doorstep! This property is well presented throughout, with double glazing and gas central heating. In brief the home comprises of an entrance hall, living room, dining room and fitted kitchen. To the first floor there are four bedrooms, family bathroom and separate WC. Gardens to front and rear and viewings are strictly via the agent. EPC D



Entrance Hall

Entrance via front door, doors off to various rooms and stairs off to the first floor.

Living Room

16'9" x 11'2" (5.10m x 3.40m)

With double glazed window to front and two further to rear, laminate flooring, radiator, coving to ceiling and fireplace.

Dining Room

10'10" x 10'2" (3.30m x 3.10m)

With double glazed window to front, laminate flooring, radiator, coving to ceiling and serving hatch to kitchen.

Kitchen

5'9" x 13'5" (1.74m x 4.10m)

Fitted with a matching range of base units with worktop space over, stainless steel round sink unit with single drainer and taps over, space for cooker with fitted extractor hood over, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, laminate flooring, radiator, double glazed window to rear and obscure double glazed door to rear.

Landing

Carpeted with door off to various rooms and double glazed window to rear.

Bedroom

11'6" x 11'6" (3.50m x 3.50m)

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

Bedroom

10'10" x 12'2" (3.30m x 3.70m)

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

Bedroom

7'7" x 9'2" (2.30m x 2.80m)

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

Bedroom

10'10" x 5'7" (3.30m x 1.70m)

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

Bathroom

4'11" x 8'2" (1.50m x 2.50m)

Fitted with a panelled bath with shower over and screen, hand wash basin with pedestal taps, tiled flooring and splashback, storage cupboard and obscure double glazed window to rear.

WC

2'4" x 5'7" (0.70m x 1.70m)

Fitted with a low level WC, tiled flooring and obscure double glazed window to rear.

Outside

To the front of the property is a lawned garden with shrubs, pathway upto property and side access to rear, which is made up of lawned and decked areas with a free standing shed.

Tenure

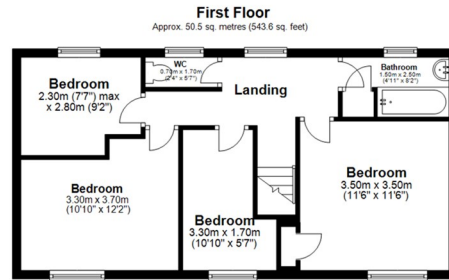
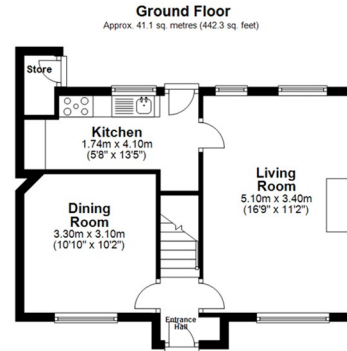
Freehold

Council Tax

North Warwickshire Council - Band B

General Information

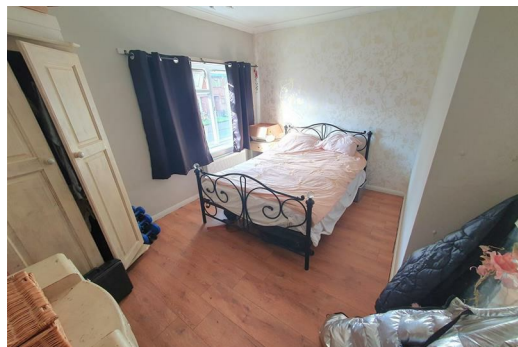
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 91.6 sq. metres (985.9 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			
		62	80
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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