



**83 Glenfield Avenue, Weddington, Nuneaton,
CV10 0DY**
Guide Price £270,000



* VIRTUAL TOUR AVAILABLE * Pointons Estate Agents are delighted to offer for sale this immaculately presented extended three bedroom semi detached residence on Glenfield Avenue, Weddington, Nuneaton. Close to local shops, schools and further amenities. This home benefits from gas central heating and double glazing throughout, in brief comprising of an entrance hall, living room, open kitchen/dining room, utility and downstairs shower room. To the first floor there are three bedrooms and a family bathroom. To front is a block paved driveway, garage to side and a larger than average rear garden. This property must be viewed to show the quality on offer and would make an excellent purchase, viewings are strictly via the agent. EPC TBC



Entrance Hall

Entrance via front door, radiator, laminate flooring, double glazed window to side, carpeted stairs off to the first floor, door leading to:

Living Room 10'10" x 13'1"

With double glazed bay window to front, laminate flooring and radiator. Double doors leading to:

Kitchen/Dining Room 20'8" x 10'2"

Fitted with a matching of glossed base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with taps over, built in five ring gas hob with extractor hood over, eye level fan assisted double oven, integrated fridge and dishwasher, laminate flooring, radiator, double glazed window to rear, door leading to:

Inner Hallway

With laminate flooring and obscure double glazed door leading to rear.

Utility 11'10" x 5'7"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space for fridge/freezer and tumble dryer, plumbing for washing machine, laminate flooring, radiator, combination boiler and double glazed window to side.

Shower Room 7'7" x 2'0"

Fitted with a shower cubicle with screen, low level WC, hand wash basin with pedestal taps, tiled splashbacks and flooring, heated towel rail and obscure double glazed window to side.

Landing

With doors off to various rooms, carpeted, double glazed window to side and access to loft via hatch which is insulated and fully boarded.

Bedroom 10'10" x 9'10"

With double glazed window to front, carpeted and radiator.

Bedroom 11'10" x 10'2"

With double glazed window to rear, carpeted, sliding fitted wardrobes and radiator.

Bedroom 8'10" x 5'7"

With double glazed window to rear, carpeted and radiator.

Bathroom 7'10" x 5'11"

Fitted with a panelled bath with shower over and screen, low level WC, hand wash basin with mixer tap and built in storage beneath, tiled splashback, laminate flooring, heated towel rail, storage cupboard and obscure double glazed window to front.

Outside

To the front of the property there is a block paved driveway for multiple vehicles. Side access leading to rear which comprises of a larger than average garden made up of lawn and patio areas.

Garage

Access via up and over door having power and lighting.

Tenure

Freehold

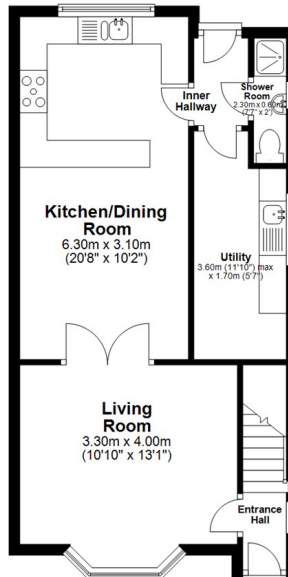
General Information

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.

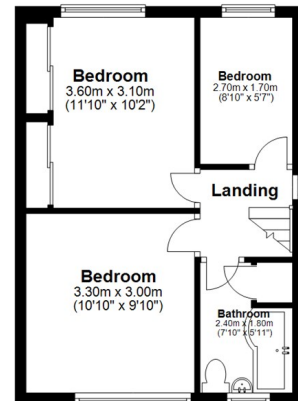
Council Tax

Nuneaton & Bedworth Borough Council - Band B

Ground Floor
Approx. 47.5 sq. metres (511.6 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 81.6 sq. metres (878.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			69
(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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