



**66 Hollystitches Road, Camp Hill, Nuneaton,
CV10 9QB
£200,000**



Pointons Estate Agents are delighted to offer for sale this extended two bedroom semi detached residence on Hollystitches Road, Camp Hill, Nuneaton. Close to local shops, schools and further amenities, benefitting from gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, shower room, living room, secondary sitting room open through to dining room and kitchen. To the first floor there two double bedrooms and a family bathroom, gardens front and rear with store. Offered with no upward chain and viewings are strictly via the agent. EPC TBC



Entrance Hall

Entrance via composite front door, laminate flooring with doors off to various rooms.

Living Room 13'1" x 10'10"

With double glazed window to front, laminate flooring, radiator and electric feature fireplace with surround.

Shower Room 5'3" x 5'3"

Fitted with a shower cubicle and screen, low level WC, hand wash basin with mixer tap and built in storage beneath, tiled flooring and splashback and obscure double glazed window to front.

Dining Room 19'0" x 10'2"

With two double glazed windows to side and double glazed sliding door to rear, laminate flooring, radiator and electric feature fireplace with surround.

Kitchen 7'10" x 14'1"

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 and taps over, built in four ring gas hob and extractor hood over, eye level fan assisted oven, plumbing for washing machine, space for fridge/freezer, tiled flooring and splashback, radiator, double glazed window to rear and obscure double glazed door to rear aspect.

Inner Hallway

Carpeted stairs off to the first floor.

Landing

Carpeted, radiator, storage cupboard, doors off to various rooms and double glazed window to rear.

Bedroom 9'6" x 9'10"

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

Bedroom 10'6" x 10'10"

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

Bathroom 6'3" x 10'2"

Fitted with a panelled bath, shower cubicle with screen, low level WC, hand wash basin with pedestal taps, tiled flooring and splashback, radiator and obscure double glazed window to rear.

Outside

With stoned garden with pathway up to house, side gated access to an enclosed patio garden with large store room.

Tenure

Freehold

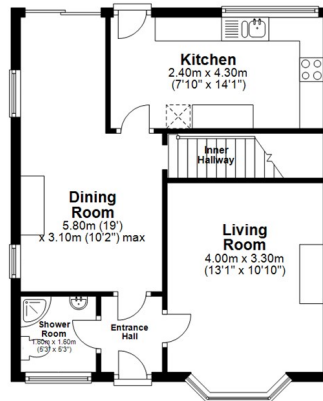
Council Tax

Nuneaton & Bedworth Borough Council - Band B

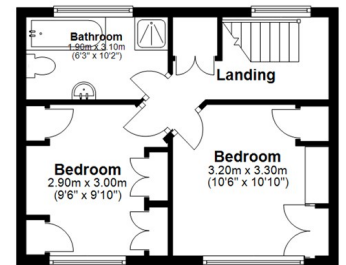
General Information

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.

Ground Floor
Approx. 48.0 sq. metres (516.7 sq. feet)



First Floor
Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 80.1 sq. metres (862.1 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	



WWW.POINTONS-GROUP.COM



2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

