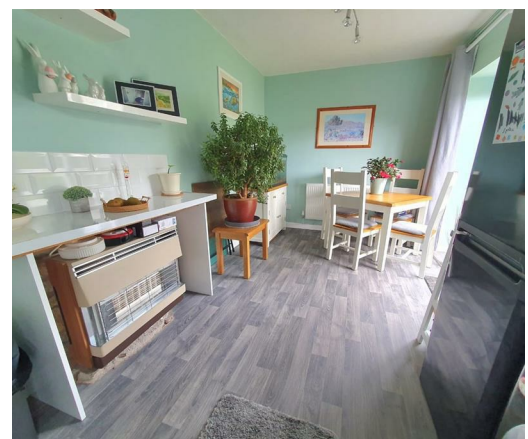




**54 St. Lawrence Road, Ansley, Nuneaton, CV10  
9PW**  
Offers Over £200,000



Pointons Estate Agents are delighted to welcome to market this three bedroom semi detached home situated on St Lawrence Road on the popular rural village of Ansley. Situated close to local shops, schools and offering excellent transport links. This former doctors surgery has been transformed into a well presented family home by its current owners. In brief the home comprises of an entrance hall, living room and kitchen/diner. To the first floor there are three bedrooms, a family bathroom with separate WC. To front is off road parking for a single vehicle, to rear an enclosed garden with side gated access. With gas central heating and double glazing with viewings strictly via the agent. EPC E





**Porch**

Entrance via double glazed door with double glazed windows to side, and further door to:

**Entrance Hall**

With entrances off to various rooms, door to side, laminate flooring, radiator and carpeted stairs off to the first floor.

**Living Room 10'10" x 12'2"**

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

**Kitchen/Dining Room 8'2" x 20'4"**

Fitted with a matching range of gloss base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, built in four ring with extractor hood over and fan assisted oven, space for fridge/freezer, washing machine and tumble dryer, vinyl flooring, tiled splashback, radiator, has fireplace with back boiler behind, double glazed window and double glazed sliding door to rear.

**Landing**

Carpeted with doors off to various rooms, storage cupboard and double glazed window to side.

**Bedroom 10'10" x 11'8"**

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

**Bedroom 8'2" x 14'5"**

With double glazed window to rear, laminate flooring, radiator and hand wash basin with pedestal taps.

**Bedroom 6'7" x 10'2"**

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

**Bathroom 5'3" x 5'3"**

Fitted with a panelled bath with shower over, hand wash basin with pedestal taps, plastic effect splashback, vinyl flooring and obscure double glazed window to rear.

**WC**

Fitted with a low level WC, obscure double glazed window to side and vinyl flooring.

**Outside**

To front of the property there is a paved driveway offering parking for a single vehicle, side gated access to a non overlooked garden made up of lawn, shrubs and a free standing shed.

**Tenure**

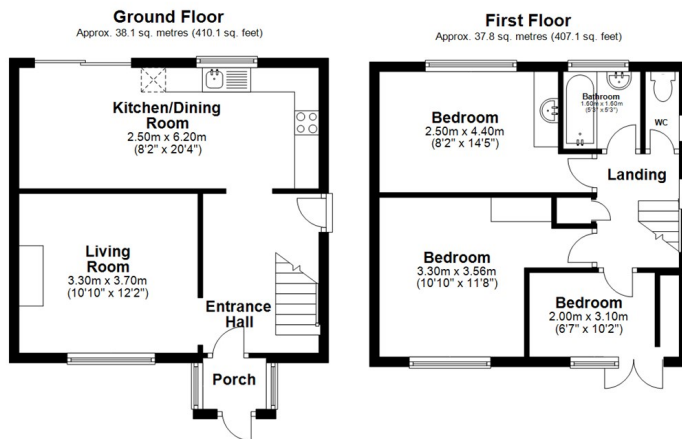
Freehold

**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. 75.9 sq. metres (817.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		54	(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 <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	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

