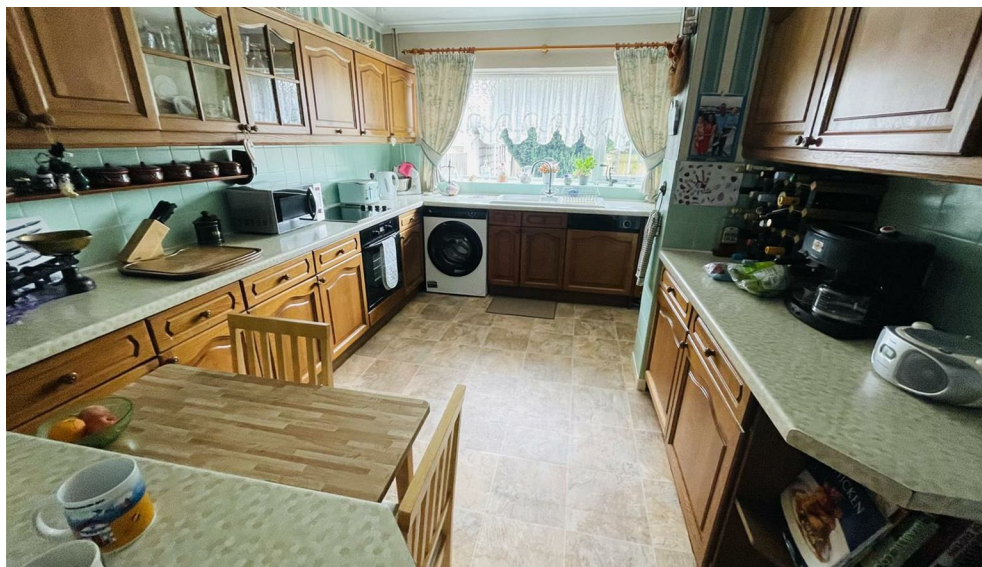




8 Orchard Close, Hartshill, Nuneaton, CV10 0NE
£235,000



Pointons Estate Agents are pleased to offer this well presented, extended dormer bungalow situation in a cul-de-sac location in the popular historic village of Hartshill, within close proximity to shops, schools, bus routes and the very popular Hartshill Hayes Country Park. The property benefits from gas central heating and double glazing and in brief the accommodation comprises Entrance porch, hallway, lounge / diner, fitted breakfast kitchen, bedroom and bathroom. To the first floor there are two further bedrooms and under eaves storage space. Outside are gardens to front and rear, block paved driveway providing parking and access to garage. An internal inspection is strongly recommended and viewing are strictly by prior appointment via the agent.



Entrance

Via canopy porch with door leading into

Porch

Ceramic tiled flooring, door to:

Hallway

Archway to Lounge/Dining Room, ceramic flooring, doors to:

Bedroom 9'0" x 8'10"

Double glazed bow window to front, radiator, wooden laminate flooring, coving to textured ceiling.

Kitchen/Breakfast Room 14'7" x 10'4"

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1+1/4 bowl ceramic sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated fridge, freezer and dishwasher, plumbing for washing machine, electric fan assisted oven, four ring ceramic hob, double glazed window to rear, radiator.

Family Bathroom

Fitted with three piece suite comprising spa corner bath with shower over, vanity wash unit with cupboard under and low-level WC, tiled surround, heated towel rail, tiled flooring, textured ceiling.

Lounge/Dining Room 35'11" x 11'6"

Double glazed bow window to front, feature fireplace with extended plinth for television, three double radiators, telephone point, TV point, textured ceiling with feature beams, stairs to first floor landing with banister rails, double glazed French double doors to garden.

Landing

Access to under eaves storage area and doors to:

Bedroom 16'6" x 10'0"

Double glazed window to rear, fitted bedroom suite with a range of wardrobes three double wardrobes with hanging rails and shelving, dressing table and bedside cabinets, radiator, wooden laminate flooring, coving to textured ceiling.

Bedroom 13'1" x 10'3"

Double glazed window to rear, radiator, wooden laminate flooring, TV point, coving to textured ceiling.

Under eaved storage

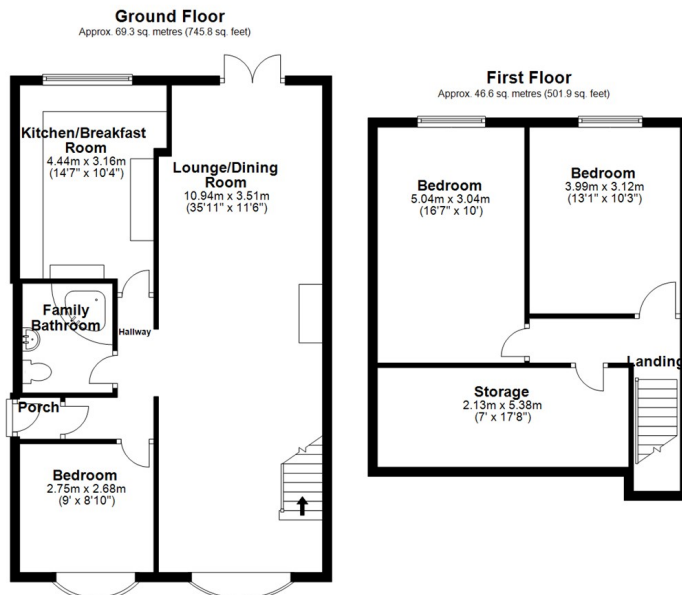
The entrance door to this room is reduced to a miniature door, being boarded with lighting and a wall mounted combination boiler serving heating system and domestic hot water.

Outside

To the rear is an enclosed garden mainly laid to lawn, patio and shrub borders. To the front is mainly paved and to the side is a block-paved driveway providing access to garage.

General

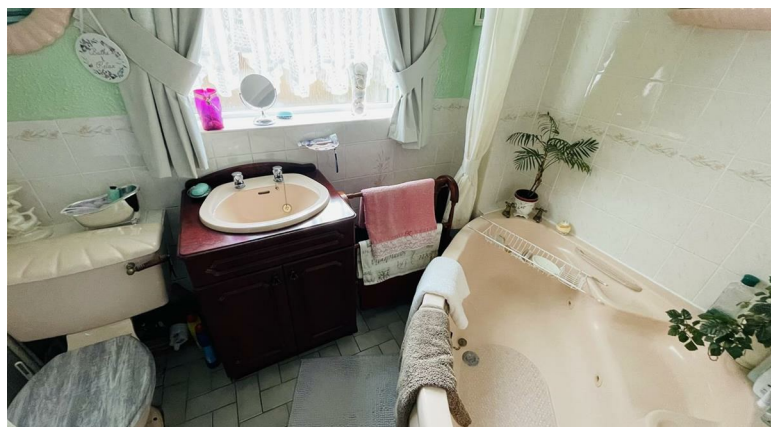
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. We are informed that the property is freehold and that the council tax is band C via North Warwickshire Borough Council.



Total area: approx. 115.9 sq. metres (1247.7 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	77

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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