



**1 Prescelly Close, Church Farm, Nuneaton,
CV10 8QA
£235,000**



* NO UPWARD CHAIN * Pointons Estate Agents are pleased to welcome to market this three bedroom semi detached corner plot home on Prescelly Close, Church Farm, Nuneaton. Close to local shops, schools and further amenities, this property benefits from solar panels (leased), gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, dining room, kitchen and conservatory. To the first floor there are three bedrooms and a shower room. Gardens front and rear, with off road parking and detached garage to rear. This property would be essential to view, viewings strictly via the agent and offered with no upward chain. EPC TBC



Entrance Hall

Entrance via UPVC front door, carpeted, stairs off to the first floor, radiator, door to:

Living Room 16'1" x 10'6"

Double glazed bay window to front, carpeted, radiator and gas fireplace with brick surround.

Dining Room 9'10" x 7'7"

With double glazed sliding door to rear, radiator and laminate flooring, open to:

Kitchen 9'10" x 8'10"

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 with taps over, space for cooker with fitted extractor hood over, space for fridge freezer, plumbing for washing machine, tiled flooring and splashback, combination boiler, obscure double glazed door to side and double glazed window to rear.

Conservatory 7'7" x 9'2"

With double glazed windows, double glazed french doors and laminate flooring.

Landing

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

Bedroom 14'1" x 9'2"

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

Bedroom 11'6" x 8'2"

With double glazed window to rear, carpeted and radiator.

Bedroom 8'2" x 7'7"

With double glazed window to front, carpeted and radiator.

Shower Room 6'11" x 8'6"

Fitted with a shower cubicle with screen, low level WC, hand wash basin with pedestal taps, obscure double glazed window to rear, storage compartments with worktop over and tiled flooring.

Outside

To the front of the property is a mostly lawned garden with shrub sections and pathway upto property, steel gate side gated access to rear mostly made up of patio and lawn sections, gated off road parking for a single vehicle also to rear.

Garage

With up and over door, further door and two double glazed windows.

Tenure

Freehold

Council Tax

Nuneaton & Bedworth Borough Council - Band B

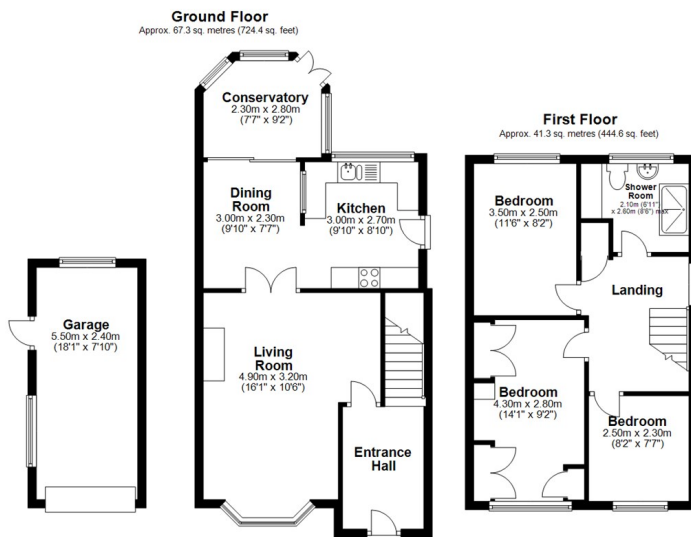
Personal Interest

Section 20 Estate Agency Act 1979

We wish to inform all prospective purchasers that this property is owned by family member to one of the agents.

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. 108.6 sq. metres (1169.0 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	



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