



**14 Faultlands Close, Whitestone, Nuneaton,
CV11 4SL
£189,950**



Pointons Estate Agens are delighted to welcome to market this family home on Faultlands Close, Whitestone, Nuneaton. A three bedroom mid terraced home located in a quiet cul de sac, benefitting from double glazing throughout and partially gas central heated. This home comprises of an entrance hall, living room, kitchen/dining room and inner hall leading to the rear aspect. To the first floor there are three bedrooms, a shower room and a separate WC. Gardens front and rear, with viewings strictly via the agents. EPC D



Entrance Hall

Entrance via front door, radiator, vinyl flooring and stairs off to the first floor.

Living Room 17'9" x 10'10"

With double glazed window to front and rear, electric fireplace with wooden surround, laminate flooring and coving to ceiling.

Kitchen/Dining Room 17'5" x 8'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and stainless steel taps over, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to front and rear, radiator and vinyl flooring.

Inner Hallway

Storage cupboard under stairs, vinyl flooring and obscure double glazed door to rear garden.

Landing

With doors off to various rooms, storage cupboard containing combination boiler, fitted carpet, thermostat and access to loft via hatch.

Bedroom 11'10" x 12'6"

Double glazed window to front, storage cupboard, radiator and fitted carpet.

Bedroom 11'10" x 8'10"

Double glazed window to front, storage cupboard, radiator and fitted carpet.

Bedroom 7'7" x 7'10"

Double glazed window to rear and fitted carpet.

Shower Room 5'7" x 5'7"

Fitted with a shower cubicle with screen, pedestal wash hand basin, tiled splashbacks, double glazed window to rear, radiator and vinyl flooring.

WC

Double glazed window to rear, fitted with low-level WC and vinyl flooring.

Outside

To the front of the property is a lawned garden with pathway upto property, to rear an enclosed garden with lawn and patio areas with rear gate access.

Council Tax

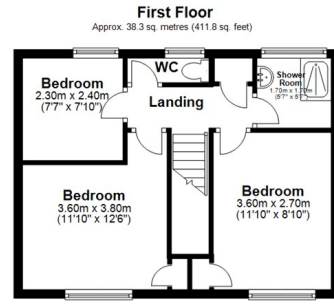
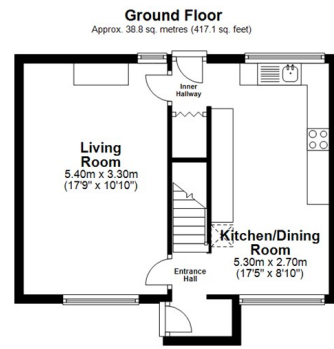
Nuneaton & Bedworth Borough Council - Band B

Tenure

Freehold

General Information

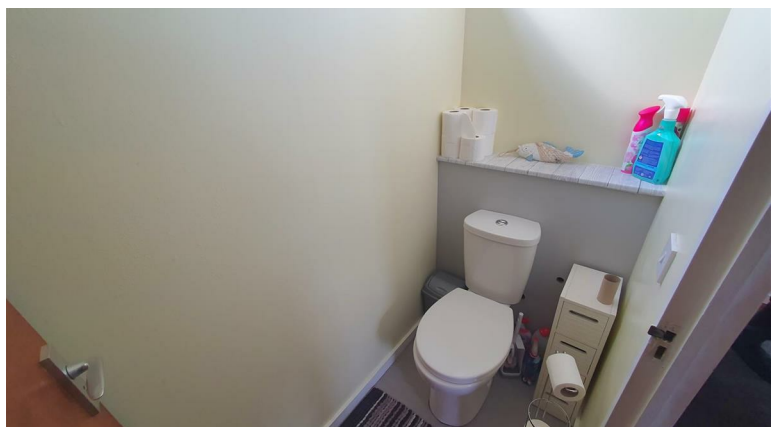
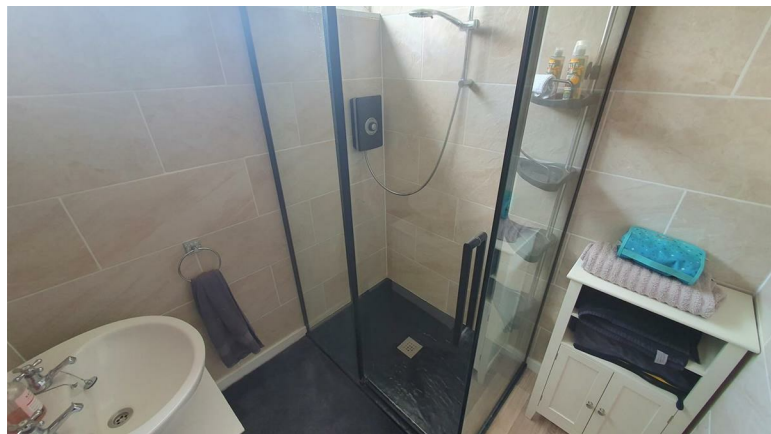
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 77.0 sq. metres (829.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(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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