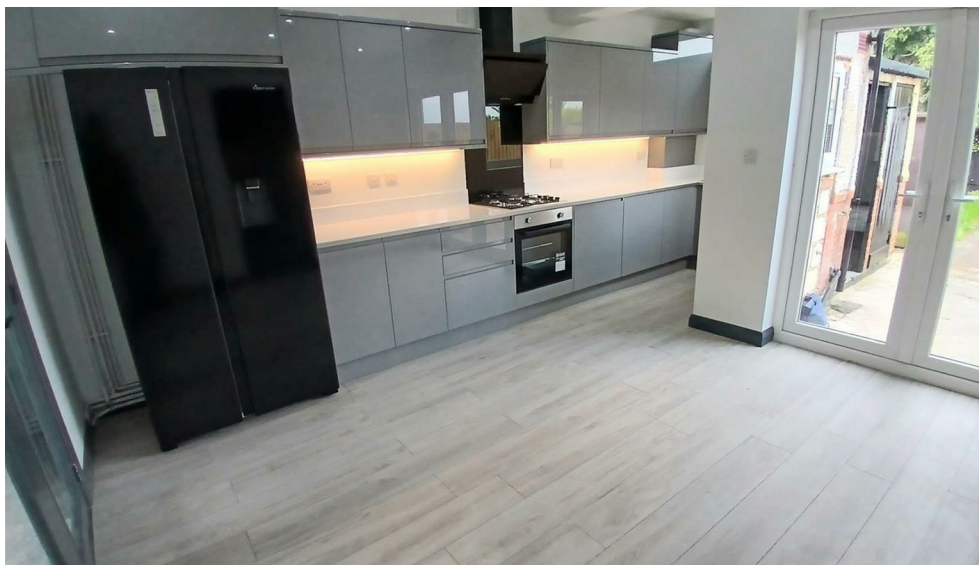




**12 Milford Street, Nuneaton, CV10 7EU**  
**£225,000**



**\* NO UPWARD CHAIN - RENOVATED THROUGHOUT \*** Pointons Estate Agents are delighted to offer for sale this newly renovated three bedroom semi detached home located on Milford Street, Nuneaton. Situated on a quiet cul-de-sac within walking distance to Nuneaton town centre, George Eliot hospital and offering excellent transport links to the motorway network. The property has been rewired throughout, has a newly installed combination boiler and new double glazing through the residence. In brief the home comprises of a porch, entrance hall, living room and kitchen/dining room. To the first floor there are three bedrooms and a family bathroom. To front is a stoned driveway for a single vehicle, side gated access to rear made up of lawn, patio and detached garage to be used as store/office. This home is currently undergoing new rendering to be finalised ahead of legal completion, offered with no upward chain and viewings are strictly via the agent.  
 EPCD



### Porch

Entrance via new UPVC front door, fitted carpet, door to:

### Entrance Hall

Double glazed window to side, radiator, fitted carpet, stairs off to the first floor, door to:

### Living Room 12'4" x 11'6"

Double glazed bay window to front, radiator and fitted carpet, double doors to:

### Kitchen/Dining Room 18'8" x 12'10"

Fitted with a matching range of base and eye level units with worktop space over with underlighting, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher and washing machine, double fridge/freezer, electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to side, combination boiler, unders stairs storage cupboard containing consumer unit, radiator, laminate flooring and double glazed french doors to rear.

### Landing

Double glazed window to side, storage cupboard and fitted carpet.

### Bedroom 12'2" x 9'10"

Double glazed bay window to front, radiator and fitted carpet.

### Bedroom 11'10" x 9'10"

Double glazed window to rear, radiator and fitted carpet.

### Bedroom 9'2" x 5'7"

Window to front, radiator and fitted carpet.

### Bathroom 4'7" x 7'7"

Fitted with a panelled bath with shower over and screen, wash hand basin with storage under, mixer tap and tiled surround and low-level WC, obscure double glazed window to side, heated towel rail and tiled flooring.

### Outside

To front there is a stoned driveway for parking, side gated access to rear made up of lawn, patio and freestanding shed. Two out buildings/stores to rear. Please note this home is undergoing new rendering to front and rear to be finalised ahead of legal completion.

### WC

Fitted with a low-level WC.

### Garage

Access via up and over door with window to side.

### Tenure

Freehold

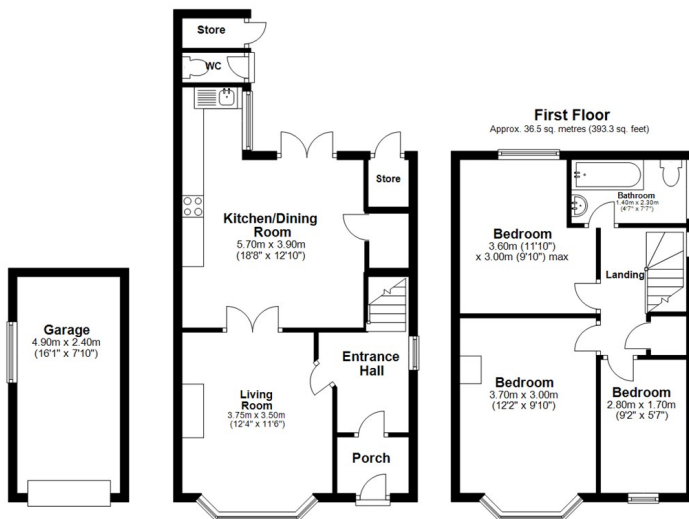
### Council Tax

Nuneaton & Bedworth Borough Council - Band B

### General Information

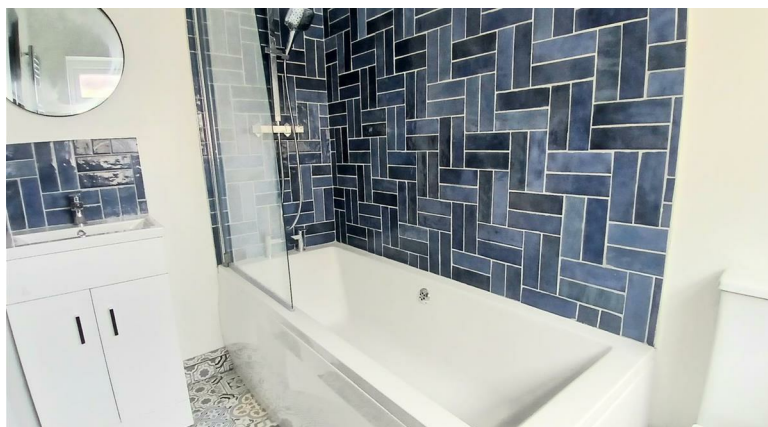
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor  
Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 92.7 sq. metres (998.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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	
	65		88
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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