



**31 Martial Road, Baberton Grange, Galley  
Common, Nuneaton, CV10 9TY**  
£220,000



Pointons Estate Agents are pleased to welcome for sale this three bedroom semi detached home on Martial Road, Baberton Grange, Galley Common, Nuneaton. Located rurally offering excellent transport links, shops and schools. This property benefits from gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, downstairs WC, kitchen/dining room and living room. To the first floor there are three bedrooms and a family bathroom. Gardens to front and rear, off road parking for multiple vehicles to side. Offered with no upward chain and viewings are strictly via the agent. EPC B



**Entrance Hall**

Entrance via front door, Radiator, vinyl flooring, open to:

**WC**

Obscure double glazed window to front, wash hand basin with mixer tap and low-level WC, radiator and vinyl flooring.

**Kitchen/Dining Room 15'9" x 16'1"**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer and washing machine, electric fan assisted oven, four ring gas hob with extractor hood, double glazed windows to front and side, Storage cupboard under stairs, radiator, vinyl flooring, stairs to the first floor.

**Living Room 10'2" x 16'1"**

Double glazed windows and French floors to rear, radiator and laminate flooring.

**Landing**

Fitted carpet with doors off to various rooms.

**Bedroom 10'2" x 8'6"**

Double glazed window to front, radiator and fitted carpet.

**Bedroom 15'5" x 8'10"**

Double glazed window to rear and side, radiator, fitted carpet and access to loft via hatch.

**Bedroom 6'11" x 7'3"**

Double glazed window to front, radiator and fitted carpet.

**Bathroom 8'10" x 6'7"**

Fitted with panelled bath with separate shower cubicle with glass screen, wash hand basin with mixer tap and low-level WC, tiled splashbacks, obscure double glazed window to rear, heated towel rail and vinyl flooring.

**Outside**

To front is a lawned and shrubbed garden, driveway to side with two spaces, side gated access to an enclosed lawned and patio garden.

**Tenure**

Freehold

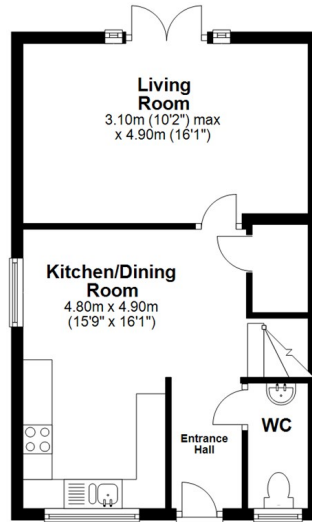
**Council Tax**

Nuneaton & Bedworth Borough Council - Band C

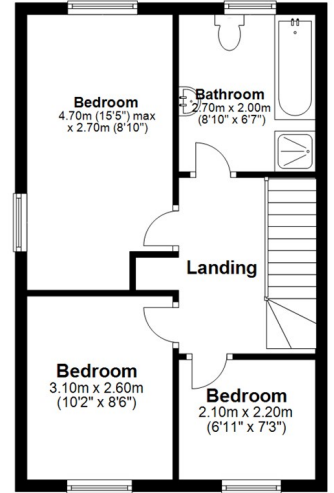
**General Information**

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. 37.6 sq. metres (404.5 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 76.7 sq. metres (825.1 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         | 96        |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 84                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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