



## Seven Foot Lane, Camp Hill, CV10 9FJ

£155,000

**Pointons**  
independent estate agents

\* NO UPWARD CHAIN \* Pointons Estate Agents are pleased to offer for sale this modern two bedroom coach house on Seven Foot Lane, Camp Hill, Nuneaton. Situated on the Saxon Meadows development close to local shops, schools and further amenities. This property would make an excellent purchase benefitting from gas central heating and double glazing throughout. In brief the property comprises of stairs from entrance to the first floor with an open plan lounge/diner and kitchen area, Two double bedrooms with the master having an ensuite and a bathroom. Allocated parking to rear and garage. EPC C



**Entrance Hall**

Entrance via front door with carpet off to the first floor.

**Landing**

Double glazed window to rear, radiator, fitted carpet and doors off to various rooms.

**Lounge/Kitchen/Diner 17'5" x 12'6"**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and swan neck taps, combination boiler, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to front and rear, two radiators, fitted carpet to lounge/diner, vinyl flooring to kitchen.

**Bedroom 8'6" x 17'5"**

Two double glazed windows to front, storage cupboard, radiator, and fitted carpet.

**En-suite 6'7" x 3'7"**

With with pedestal wash hand basin, shower cubicle with glass screen and low-level WC, tiled splashbacks, extractor fan, radiator and vinyl flooring.

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

Double glazed window to rear, radiator and fitted carpet.

**Bathroom**

With panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double glazed window to rear, radiator and vinyl flooring.

**Outside**

Allocated parking to front for a single vehicle.

**Garage**

Access via up and over door.

**Tenure**

Leasehold - There is believed to be 984 years left on the lease, with a ground rent charge of £1.00 a year and a service charge of £533.52 a year - subject to solicitor verification.

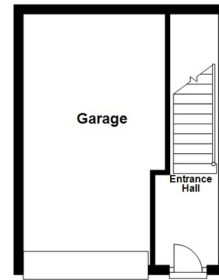
**Council Tax**

Nuneaton & Bedworth Borough Council - Band A

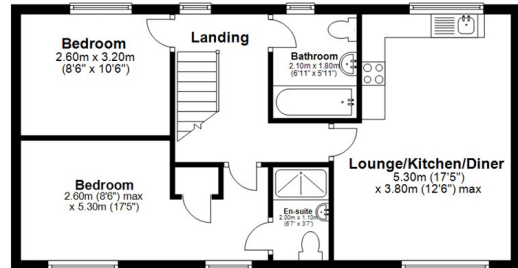
**General Information**

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. 22.5 sq. metres (242.1 sq. feet)



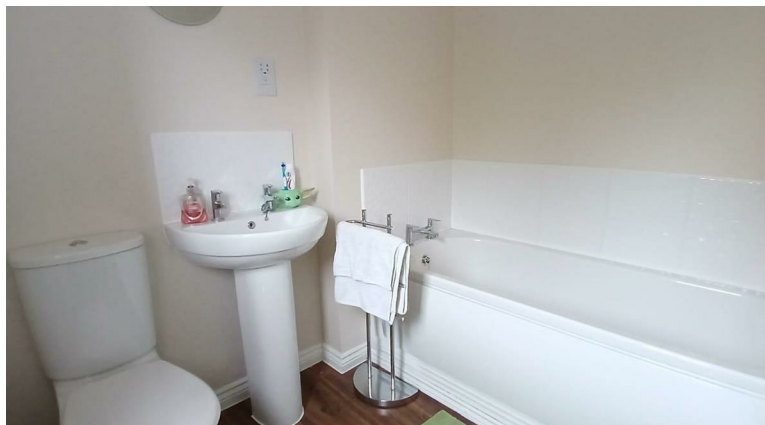
**First Floor**  
Approx. 55.3 sq. metres (595.6 sq. feet)



Total area: approx. 77.8 sq. metres (837.7 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	

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	



**WWW.POINTONS-GROUP.COM**



2 Bond Gate Chambers  
NUNEATON  
CV11 4AL  
024 7637 3300  
nuneaton@pointons-group.com

109 New Union Street  
COVENTRY  
CV1 2NT  
024 7663 3221  
coventry@pointons-group.com

74 Long Street  
ATHERSTONE  
CV9 1AU  
01827 711911  
atherstone@pointons-group.com

