



Nuneaton Road, Bulkington, CV12 9QL

£260,000



Pointons Estate Agents are delighted to welcome to market this extended three bedroom semi detached home on Nuneaton Road, Bulkington, Situated in a popular village close to local shops, schools and offering excellent transport links. Benefitting from gas central heating and double glazing throughout, in brief the home comprises of an entrance hall, living room open to dining room, kitchen and downstairs wet room. To the first floor there are three bedrooms with the master having an ensuite. To front is a driveway for plenty of vehicles and enclosed garden to rear with large store. This property would make an excellent purchase, with viewings strictly via the agent. EPC D



Entrance Hall

Entrance via front door with carpeted stairs off to the first floor and door leading to:

Living Room 10'10" x 12'2"

Double glazed bay window to front, fireplace with log burner, radiator, laminate flooring and coving to ceiling. Open to:

Dining Room 11'2" x 11'2"

Radiator, laminate flooring and coving to ceiling, open to:

Kitchen 9'6" x 15'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with mixer tap taps and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker with extractor hood over, two double glazed windows to rear, radiator, and tiled flooring.

Wet Room 13'1" x 5'0"

With walk in shower area with rainfall head over, wash hand basin with mixer tap, low level WC, tiled splashbacks, obscure double glazed window to side, two heated towel rails, and tiled flooring.

Landing

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

Bedroom 10'10" x 12'2"

Double glazed bay window to front, radiator and laminate flooring.

En-suite

With wash hand basin with mixer tap, shower cubicle with glass screen and low-level WC, obscure double glazed window to front, radiator and tiled flooring.

Bedroom 11'6" x 8'6"

Double glazed window to rear, radiator and laminate flooring.

Bedroom 7'10" x 6'7"

Double glazed window to rear, radiator and fitted carpet.

Outside

To front there is a gravelled driveway offering parking for plenty of vehicles, side gated access to rear which is made up of patio and lawn with a large store with power and lighting.

Tenure

Freehold

Council Tax

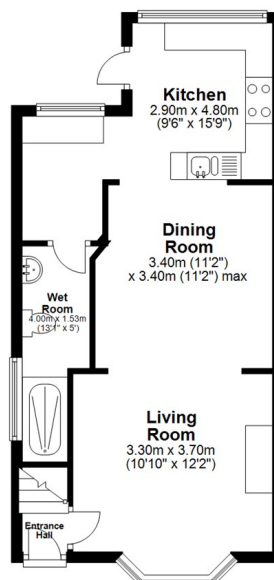
Nuneaton & Bedworth Borough Council - Band B

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.

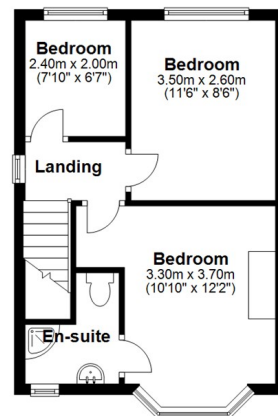
Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



First Floor

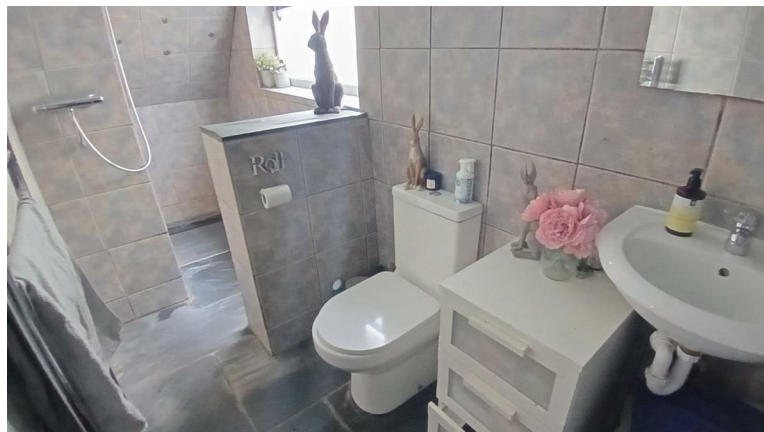
Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 74.7 sq. metres (804.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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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