



Berwyn Way, Church Farm, CV10 8QW

£260,000

Pointons
independent estate agents

* NO UPWARD CHAIN * Pointons Estate Agents are delighted to offer for sale this three bedroom detached home on Berwyn Way, Church Farm, Nuneaton. Situated on a quiet cul de sac located close to local shops, schools and further amenities. In need of some cosmetic modernisation, benefitting from gas central heating and double glazing throughout. In brief the home comprises of a porch, entrance hall, wet room, kitchen, living room and conservatory. To the first floor there are three generous bedrooms and a family bathroom. To front offers a driveway and garage, to rear an enclosed private garden. This property must be viewed to show the size on offer, offered with no upward chain and viewings are strictly via the agent. EPC D



Porch

Entrance via double glazed sliding door, leading to:

Entrance Hall

Radiator, doors off to various rooms, fitted carpet and stairs off to the first floor.

Wet Room 7'10" x 6'11"

With walk in shower area, pedestal wash hand basin and low-level WC, tiled splashback, obscure double glazed window to side, storage cupboard containing meters, heated towel rail and vinyl anti slip flooring.

Kitchen 13'5" x 7'7"

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

Living Room 11'10" x 18'8"

Radiator, fitted carpet, coving to ceiling and double glazed sliding door to rear.

Conservatory

Double glazed windows to side and rear, radiator, tiled flooring and double glazed French door to rear.

Landing

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

Bedroom 11'10" x 8'10"

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

Bedroom 11'10" x 9'10"

Double glazed window to rear, radiator and fitted carpet.

Bedroom 7'7" x 11'10"

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

Bathroom 7'7" x 6'11"

With deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to front, radiator and vinyl flooring.

Outside

To front is a driveway offering parking for multiple vehicles, lawned section. Two side gated access to rear mostly made up of lawn, patio and shrubs with brick built shed.

Garage

Access via up and over door with power and lighting

Tenure

Freehold

Council Tax

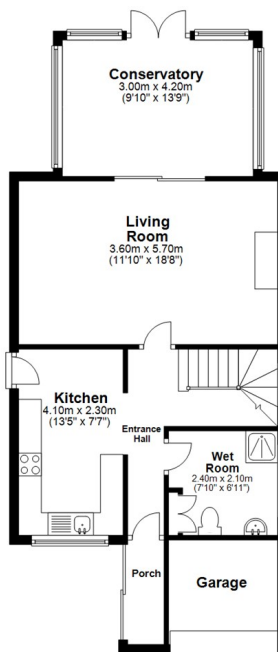
Nuneaton & Bedworth Borough Council - Band C

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.

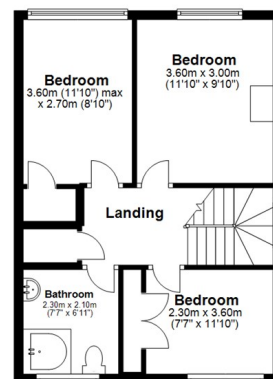
Ground Floor

Approx 65.0 sq metres (699.7 sq feet)



First Floor

Approx 44.1 sq metres (475.0 sq feet)



Total area: approx. 109.1 sq. metres (1174.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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			82
(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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