



Tunnel Road, Galley Common, CV10 9NW

Asking Price £195,000



* NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome to market this traditional two bedroom mid terrace home on Tunnel Road, Galley Common, Rurally situated close to local shops, schools, further amenities and offering excellent transport links via country lanes. This property benefits from gas central heating and double glazing throughout, well presented throughout and in brief the residence comprises of a living room, dining room, kitchen and downstairs WC/Utility. To the first floor there are two double bedrooms and a family bathroom. Fore garden to front and an enclosed garden to rear. Viewings are strictly via the agent. EPC TBC



Living Room 13'1" x 13'5"

Double glazed bow window to front, storage cupboard, radiator, laminate flooring and coving to ceiling.

Dining Room 12'6" x 13'5"

Radiator, laminate flooring and double glazed door to garden.

Kitchen 9'10" 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, integrated fridge/freezer and dishwasher, electric fan assisted oven, four ring induction hob with extractor hood over, double glazed window to side, laminate flooring and combination boiler.

Lobby

Storage cupboard, radiator, laminate flooring and obscure double glazed door to rear.

WC/Utility 6'3" x 8'2"

Fitted with eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, obscure double glazed window to side, radiator, laminate flooring, pedestal wash hand basin and low-level WC.

Inner Hallway

Carpeted stairs off to the first floor.

Landing

Radiator, fitted carpet and access to loft via hatch.

Bedroom 11'2" x 13'5"

Double glazed bow window to front, radiator, fitted carpet and storage cupboard over stairs.

Bedroom 12'6" x 10'2"

Double glazed window to rear, radiator and fitted carpet.

Bathroom 16'9" x 7'3"

With panelled bath with shower over and glass screen, wash hand basin with storage under and mixer tap and low-level WC, obscure double glazed window to rear, heated towel rail and laminate flooring.

Outside

To the front of the property is a fore garden. To rear an enclosed landscaped garden made up of lawn and patio areas.

Tenure

Freehold

Council Tax

Nuneaton & Bedworth 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.

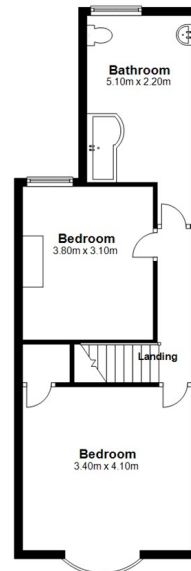
Ground Floor

Approx. 49.9 sq. metres



First Floor

Approx. 43.1 sq. metres



Total area: approx. 92.9 sq. metres

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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