



## Sherbourne Avenue, Poplar Farm, CV10 9JL

Offers Over £240,000



\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to welcome for sale this three bedroom semi detached home on Sherbourne Avenue, Polar Farm, Nuneaton. Close to local shops, schools and further amenities. This property is well presented throughout benefitting from gas central heating and double glazing throughout. In brief the home comprises of a dining room, living room and kitchen. To the first floor there are three bedrooms and a family bathroom. Driveway and garage to front and landscaped garden to rear. Offered with no upward chain and viewings are strictly via the agent. EPC D





### Dining Room 16'9" x 8'2"

Entrance via side front door, double glazed bay window to front, radiator, laminate flooring, stairs off to the first floor and doors off to garage and living room.

### Living Room 16'5" x 17'5"

Double glazed window to side double glazed french doors to rear, carpeted, radiator and fireplace with surround.

### Kitchen 9'6" x 7'3"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space for cooker, plumbing for washing machine, tiled splashback, vinyl flooring, double glazed window and door to rear.

### Landing

Storage cupboard and doors off to various rooms.

### Bedroom 10'10" x 11'2"

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

### Bedroom 12'2" x 9'6"

Double glazed window to rear, carpeted and radiator

### Bedroom 9'2" x 7'3"

Double glazed window to rear, carpeted and radiator

### Bathroom 6'11" x 5'11"

Fitted with a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, tiled splashback, radiator, vinyl flooring and obscure double glazed window to front.

### Outside

Tarmacked driveway to front for multiple vehicles, side gated access to rear comprising of a landscaped garden made up of patio and artificial lawn areas.

### Garage 16'9" x 8'10"

Up and over door.

### Tenure

Freehold

### Council Tax

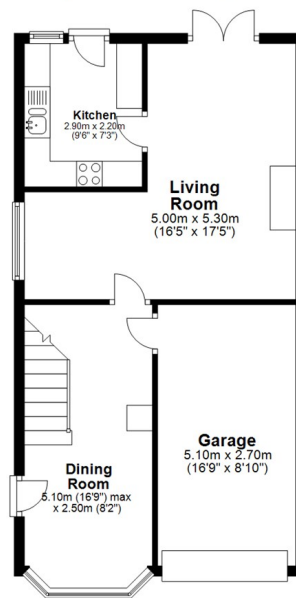
Nuneaton & Bedworth Borough Council - Band B

### 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.

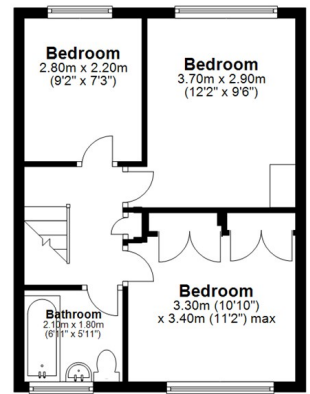
### Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



### First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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
(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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