



George Street, Gun Hill, CV7 8GP

£165,000



Pointons Estate Agents are delighted to welcome to market this traditional three bedroom mid terrace home on George Street, Gun Hill, New Arley.

Situated in a rural village, offering excellent views to the rear with gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, living room, kitchen, downstairs bathroom and a conservatory. To the first floor there are three bedrooms. To front is a low maintenance garden, to rear off service road is off road parking for a single vehicle and a patio/lawn garden with excellent views. This property must be viewed and viewings are strictly via the agent. EPC D



Entrance Hall

Entrance via front door, stairs off to the first floor, door to:

Living Room 14'3" x 8'2"

Double glazed bay window to front, under stairs storage cupboard, radiator, open to:

Kitchen 7'10" x 8'4"

Fitted with a matching range of base and eye level gloss units with worktop space over, stainless steel sink with single drainer and taps, fan assisted electric oven with built in induction hob and extractor hood over, radiator, tiled flooring and splashback and combination boiler.

Bathroom 7'10" x 5'1"

Fitted with a panelled bath and shower over, wash hand basin with pedestal taps and low level WC, tiled splashbacks and flooring, extractor fan, heated towel rail and obscure double glazed window to conservatory.

Conservatory 5'7" x 13'7"

Double glazed windows and door to rear, tiled flooring, plumbing for washing machine and space for fridge/freezer.

Landing

Doors off to various rooms and access to loft.

Bedroom 11'7" x 13'9"

Double glazed window to front and radiator.

Bedroom 10'3" x 6'7"

Double glazed window to rear and radiator.

Bedroom 7'7" x 7'2"

Double glazed window to rear and radiator.

Outside

To front is a low maintenance garden made up of artificial lawn and shrubs, to rear there is a gravelled allocated parking space for a single vehicle, onto a artificial lawn area with patioed area containing a summer house overlooking fantastic views.

Tenure

Freehold

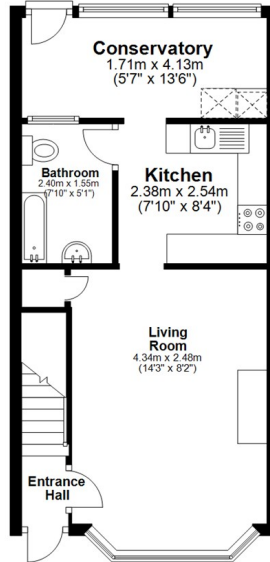
Council Tax

North Warwickshire Council - Band A

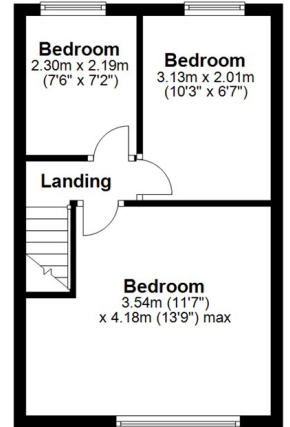
General Information

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. 36.8 sq. metres (396.6 sq. feet)



First Floor
Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 65.5 sq. metres (705.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(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			84
(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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