



### 3 Malthouse Close, Ansley CV10 9PR Asking Price £220,000

Pointons Estate Agents welcome you to this charming semi-detached house located in the peaceful Malthouse Close, Ansley, perfect for a family looking to settle down in a quaint village setting offered with no chain.

Benefiting from having three bedrooms, a first floor bathroom and a separate guest cloakroom on the ground floor. One of the highlights of this lovely home is the conservatory, offering a tranquil space to enjoy a cup of tea while overlooking the garden.

Parking will never be an issue with the driveway providing space for two vehicles, making trips out or welcoming guests a breeze. The absence of a chain means a smoother transition for those eager to make this house their own.

Don't miss the opportunity to make this delightful property in Ansley your own. Book a viewing today and envision the possibilities of creating a warm and welcoming haven in this desirable village location.



**Entrance**

Via canopy porch and door leading into:

**Entrance Hall**

Double radiator, ceramic tiled flooring, textured ceiling, stairs to first floor landing, door to:

**Fitted Kitchen**

15'3" x 7'8" (4.64m x 2.34m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge, range cooker with 8 rings, double glazed window to rear, wooden effect ceramic terracotta flooring, sunken ceiling spotlights, double glazed door to side, opening to:

**Lounge/Dining Room**

20'1" x 12'3" (6.11m x 3.73m)

Double glazed window to front, double radiator, wooden effect ceramic tiled flooring, telephone point, wall lights, sunken ceiling spotlights, double glazed French style doors to:

**Conservatory**

UPVC double glazed construction with polycarbonate roof, power and light connected, double radiator, ceramic tiled flooring, French style double doors to garden, door to:

**Cloakroom**

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, ceramic tiled flooring.

**Landing**

Double glazed window to side, access to loft space, door to Storage cupboard, doors to:

**Bedroom**

11'6" x 13'10" (3.50m x 4.22m)

Double glazed window to front, radiator, textured ceiling.

**Bedroom**

9'6" x 14'7" (2.90m x 4.45m)

Double glazed window to rear, radiator, wooden laminate flooring.

**Bedroom**

6'9" x 8'3" (2.05m x 2.51m)

Double glazed window to front, radiator, built-in wardrobe, door to boiler cupboard housing wall mounted combination boiler serving heating system and domestic hot water.

**Bathroom**

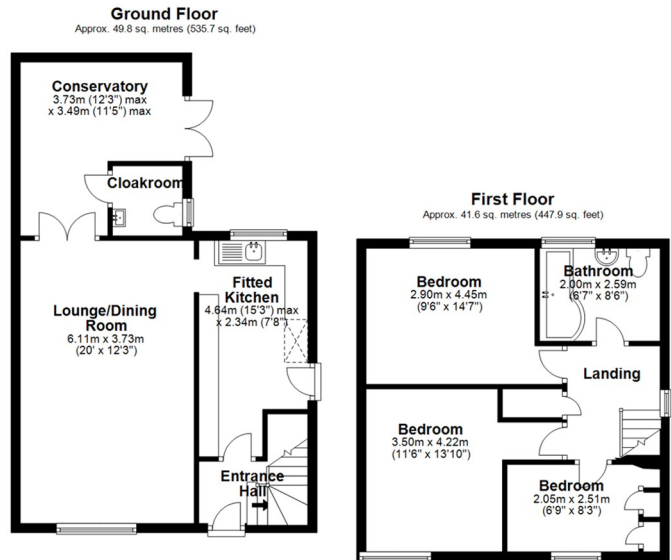
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with swan neck mixer tap and low-level WC, tiled surround, obscure double glazed window to rear, radiator.

**Outside**


To the rear is an enclosed garden with lawn and patio area, storage shed. To the front is a block-paved drive with stone chipping borders, path to entrance and gated pedestrian access to rear garden.


**General**

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. Council Tax band: B payable to Nuneaton & Bedworth Borough Council



Total area: approx. 91.4 sq. metres (983.5 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		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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