



25 Kipling Close, Galley Common Nuneaton CV10 9SJ Asking Price £240,000

Pointons Estate Agents welcome this charming property located in the desirable Kipling Close, Galley Common to the market. This well-presented detached house offers a perfect blend of comfort and style.

Upon entering, you are greeted by an entrance hall and a cosy reception room, ideal for entertaining guests or simply relaxing with your loved ones. A fitted kitchen diner overlooks the garden to rear. The property boasts three cosy bedrooms, providing ample space for a growing family or guests.

One of the highlights of this property is the vehicle gated access to the rear, offering convenience and security for your vehicles. Whether you have a car, motorbike, or bicycles, you can rest easy knowing they are safely parked.

Contact us today to arrange a viewing and take the first step towards owning this delightful property in Galley Common.



Entrance

Via canopy porch leading into:

Entrance Hall

Radiator, wooden laminate flooring, telephone point, textured ceiling, stairs to first floor landing, door to:

Lounge

13'0" x 11'4" (3.97m x 3.45m)

Double glazed bow window to front, living flame effect electric fire set in feature surround and marble effect hearth, radiator, wooden laminate flooring, telephone point, TV point, dado rail, door to:

Kitchen/Dining Room

9'11" x 14'8" (3.01m x 4.47m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, wooden laminate flooring, double glazed double doors to garden, double glazed door to side and door to:

Storage

Under-stairs storage.

Landing

Double glazed window to side, doors to:

Bedroom

11'7" x 13'0" (3.54m x 3.96m)

Two double glazed windows to front, radiator, wooden laminate flooring, TV point, textured ceiling, door to Storage cupboard, and further door to airing cupboard hot water tank with linen shelving.

Bedroom

9'1" x 7'6" (2.76m x 2.29m)

Double glazed window to rear, radiator.

Bedroom

8'2" x 5'11" (2.49m x 1.81m)

Double glazed window to rear, radiator, textured ceiling.

Bathroom

Three piece suite comprising panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, heated towel rail, obscure double glazed window to side, textured ceiling, access to loft space.

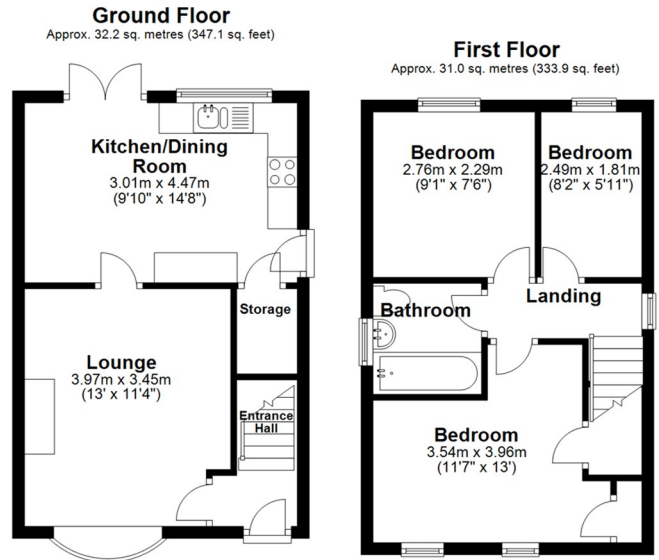
Outside

To the rear is an enclosed garden mainly laid to lawn and patio with shrub


borders. Gated vehicular access and a block-paved driveway to the front providing parking and access to entrance with the remainder laid to lawn.


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 C payable to Nuneaton & Bedworth Borough Council.



Total area: approx. 63.3 sq. metres (681.0 sq. feet)

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		
	64	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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