



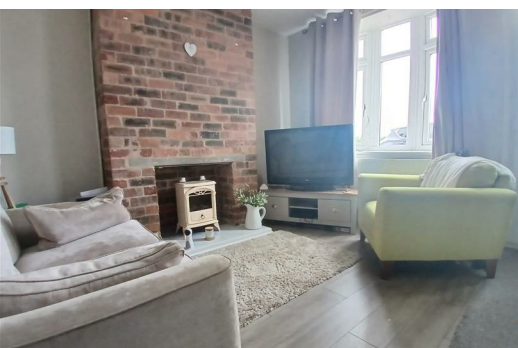
409 Tunnel Road, Ansley Nuneaton CV10 9PF Asking Price £230,000

Welcome to this charming terraced house located on Tunnel Road in Ansley Village. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms a ground floor bathroom and first floor w.c., there is ample space for everyone in the household.

One of the highlights of this lovely home is the stunning views over farmland to the front, providing a peaceful and idyllic setting. Imagine waking up to the serene beauty of the countryside right outside your window every morning.

Ansley Village is a popular location known for its sense of community and convenient amenities. This village has everything you need within easy reach. Additionally, the area offers a tranquil environment away from the hustle and bustle of the city, making it an ideal place to call home.

If you are looking for a property that combines comfort, charm, and a beautiful setting, then this terraced house on Tunnel Road is a must-see. Don't miss out on the opportunity to make this delightful property your own - schedule a viewing by prior appointment today.



Entrance

Via double glazed door leading into:

Reception Room

11'5" x 11'7" (3.49m x 3.52m)

Double glazed bow window to front, feature fireplace with tiled hearth, radiator, wooden effect laminate flooring, telephone point, double doors to:

Reception Room

15'9" x 11'6" (4.79m x 3.50m)

Double glazed window to rear, coal effect living flame effect gas open set in feature surround and marble effect hearth, double radiator, wooden effect laminate flooring, opening to under stairs storage area door to staircase and opening into:

Fitted Kitchen

14'7" x 7'0" (4.45m x 2.13m)

Fitted with a range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and mixer tap, space for fridge, fridge/freezer and range cooker, double glazed window to side, radiator, door to:

Rear Lobby

Ceramic tiled flooring, access to loft space, plumbing for washing machine, door to outside and further door to:

Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and low-level WC, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring.

Inner Hallway

Stairs to first floor landing.

Landing

Radiator, access to boarded loft space with pull down ladder and light point connected, doors to:

Bedroom

11'4" x 11'8" (3.46m x 3.55m)

Double glazed window to front, double radiator, door to Storage cupboard.

Bedroom

12'10" x 8'5" (3.92m x 2.56m)

Double glazed window to rear, double radiator.

Bedroom

9'7" x 6'11" (2.91m x 2.10m)

Double glazed window to rear, double radiator.

WC

Fitted with two piece suite comprising, vanity wash hand basin with cupboard under and tiled splashback, low-level WC and extractor fan, radiator.

General Information

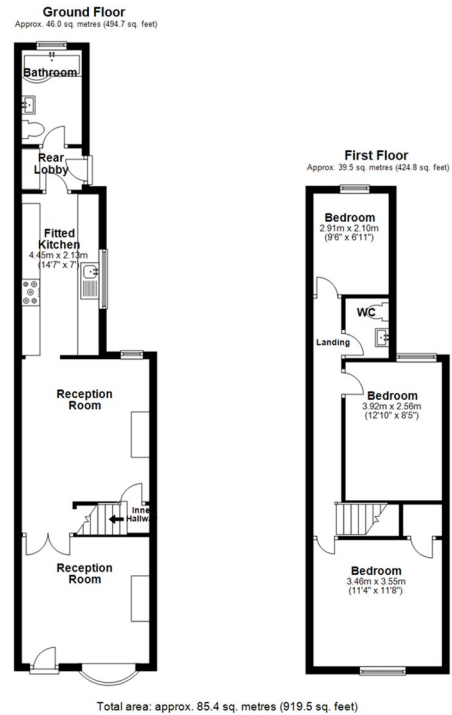
Please Note: All fixtures & Fittings are excluded unless detailed in these

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. Council Tax Band B, Payable to North Warwickshire Borough Council

Outside

To the rear is a garden with patio area and mainly laid to lawn. To the front is a fore-garden enclosed by a dwarf wall, having path to entrance

Storage cupboard.



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	72

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	51



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
 CV11 4AL
024 7637 3300
 nuneaton@pointons-group.com

109 New Union Street
COVENTRY
 CV1 2NT
024 7663 3221
 coventry@pointons-group.com

74 Long Street
ATHERSTONE
 CV9 1AU
01827 711911
 atherstone@pointons-group.com

