



**Weft Way, Nuneaton
CV11 6QE
25% Shared Ownership £60,000**

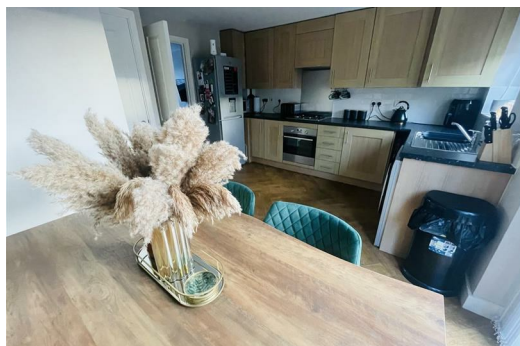
25% SHARED OWNERSHIP

Welcome to this charming semi-detached house located on the desirable Weft Way in Nuneaton. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's ample space for a small family or guests to stay over. The bathroom is well-appointed and provides convenience for daily use.

One of the standout features of this property is the parking space available for two vehicles, ensuring you never have to worry about finding a spot on the street. Whether you have a growing family or simply enjoy having extra space, this property offers both comfort and practicality.

Located in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life. With its semi-detached structure, you'll enjoy a sense of privacy while still being part of a friendly community.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.



Entrance

Via double glazed door leading into:

Entrance Hall

Radiator, stairs to first floor landing, door to:

Lounge

12'7" x 10'4" (3.83m x 3.15m)

Double glazed window to front, two radiators, door to:

Kitchen/Dining Room

12'2" max x 13'5" (3.71m max x 4.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, double glazed double door to garden, door to Storage cupboard and further doors to:

Cloakroom

Two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashback, radiator.

Landing

Double glazed window to side, radiator, access to loft space, doors to:

Bedroom

11'2" x 13'9" (3.41m x 4.18m)

Two double glazed windows to front, radiator, door to Storage cupboard.

Bedroom

8'10" x 13'6" (2.70m x 4.12m)

Double glazed window to rear, two radiators.

Bathroom

Fitted with three piece suite comprising panelled with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, double radiator.

Outside

To the rear is an enclosed garden of easy maintenance and raised decking area. To the front is double width driveway

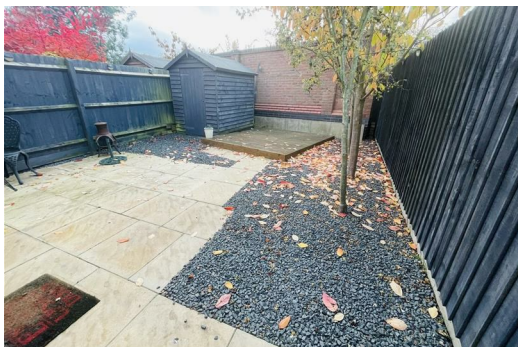
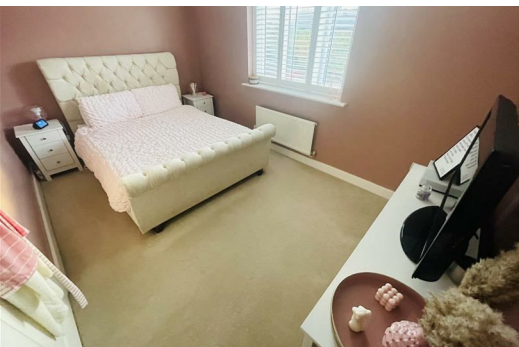
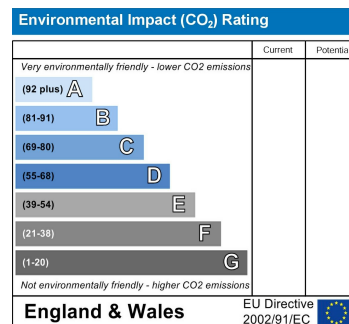
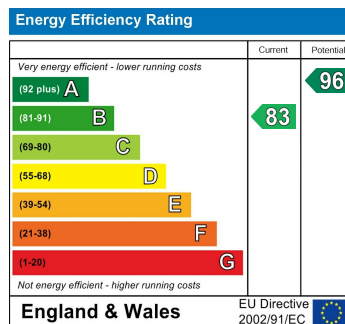
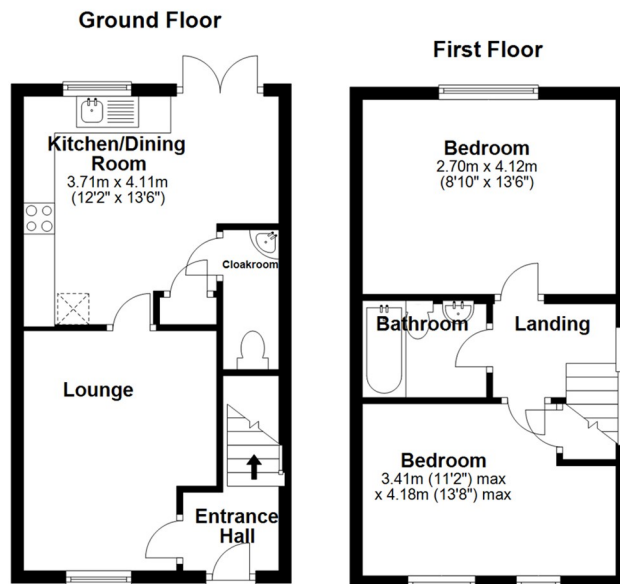
General

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

Rental Amount for 75% remaining

The current monthly figure for the rent of 75% is £455.27 which also includes the building insurance. An annual service charge to uphold estate maintenance is £311.31.



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

