



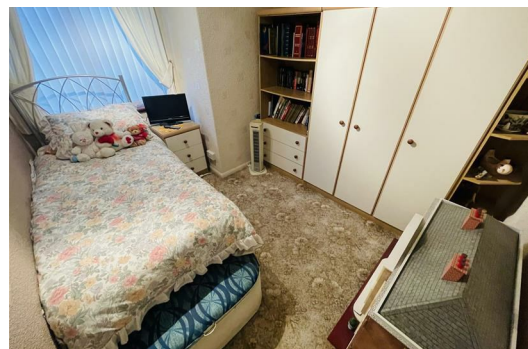
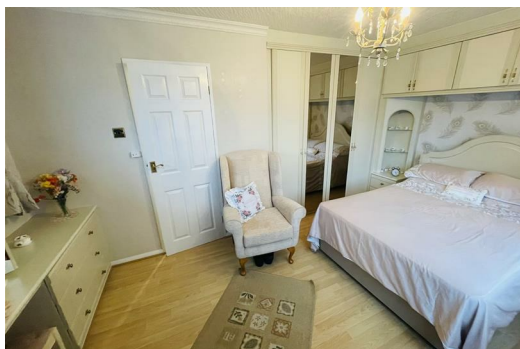
## Hillside, Hartshill Nuneaton CV10 0NN Offers Over £300,000

Nestled in the charming area of Hillside, Hartshill, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built 1969, the property boasts a timeless appeal, making it an ideal choice for those seeking a serene living environment.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The bungalow features two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. The recently refitted shower room is thoughtfully designed, catering to all your daily needs.

Set on a generous corner plot, the property is enclosed by a sturdy brick wall and elegant wrought iron railings, ensuring both privacy and security. For those with vehicles, the property offers parking and a garage, adding to the convenience of this charming home. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable location.

With its appealing features and prime position, this bungalow is not to be missed.





### Entrance

Via double glazed entrance door leading into:

### Entrance Hall

Radiator, coving to textured ceiling, doors to:

### Lounge/Dining Room

19'1" x 16'5" (5.81m x 5.00m)

Double glazed windows to front and side, feature fireplace, two radiators, TV point, wall lights, coving to textured ceiling, door to:

### Kitchen/Breakfast Room

9'11" x 19'3" (3.02m x 5.88m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric fan assisted oven, gas hob, pull out extractor hood, two double glazed windows to rear, radiator, wooden laminate flooring, coving to textured ceiling, door to:

### Bedroom

8'8" x 15'1" (2.64m x 4.59m)

Double glazed window to front, double glazed window to side, fitted wardrobes with overhead storage, cupboards and drawers, dressing table and bedside cabinets, radiator, wooden laminate flooring, coving to textured ceiling.

### Bedroom

8'5" x 12'2" (2.56m x 3.72m)

Double glazed window to side, radiator, textured ceiling.

### Shower Room

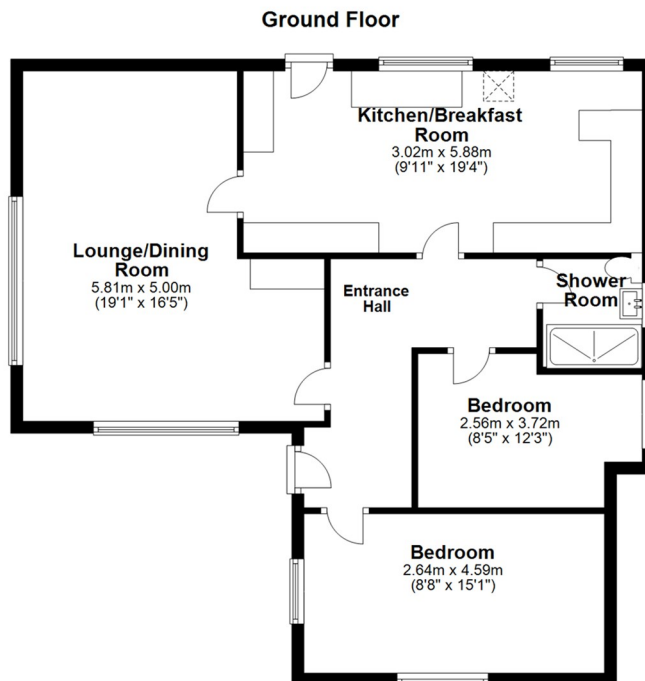
Recently refitted with three piece suite comprising tiled shower area, vanity wash unit with cupboard under and mixer tap, close coupled WC and heated towel rail, extractor fan tiling to all walls, obscure double glazed window to side.

### Outside

This property is located on a corner plot with enclosed garden to rear and further areas to three sides enclosed by a brick built wall and railings. There is also a garage and a 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 D and payable to North Warwickshire Borough Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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