



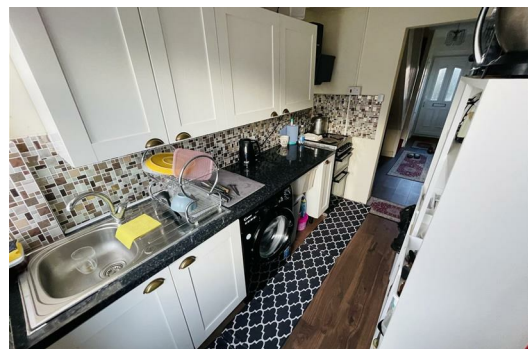
**101 George Street, New Arley
Nr Coventry CV7 8GP
Asking Price £165,000**

Nestled in the charming village of New Arley, this delightful terraced house on George Street presents an excellent opportunity for those seeking a comfortable family home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and inviting, allowing for a seamless flow between the living spaces. The three well-proportioned bedrooms provide ample accommodation for families or those wishing to have a guest room or home office.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The terraced design adds to the character of the home, while the village location offers a peaceful atmosphere, away from the hustle and bustle of city life.

Living in Gun Hill means you can enjoy the benefits of a close-knit community, with local amenities and beautiful countryside nearby. This home is ideal for first-time buyers, families, or anyone looking to downsize without compromising on comfort.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Storage cupboard, radiator, coving to ceiling, stairs rising to first floor landlord opening to kitchen and doors to:

Reception Room

11'5" x 11'10" (3.48m x 3.60m)

Bay window to front, double radiator and wood lamintae flooring.

Reception Room

14'4" x 11'10" (4.38m x 3.60m)

Double glazed window to rear, wooden laminate flooring and door to kitchen

Kitchen

9'11" x 5'10" (3.01m x 1.78m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and cooker, double glazed window to rear, radiator, door leading to rear of property.

Landing

Access to loft, wooden laminate flooring, door to airing cupboard and further doors to:

Bedroom

12'6" x 6'5" (3.81m x 1.96m)

Double glazed window to front, radiator, wooden laminate flooring and door to storage cupboard.

Bedroom

9'1" x 12'4" (2.76m x 3.75m)

Double glazed window to rear. wooden laminate flooring.

Bedroom

12'11" x 8'6" (3.94m x 2.58m)

Two windows to front, wooden laminate flooring and radiator.

Bathroom

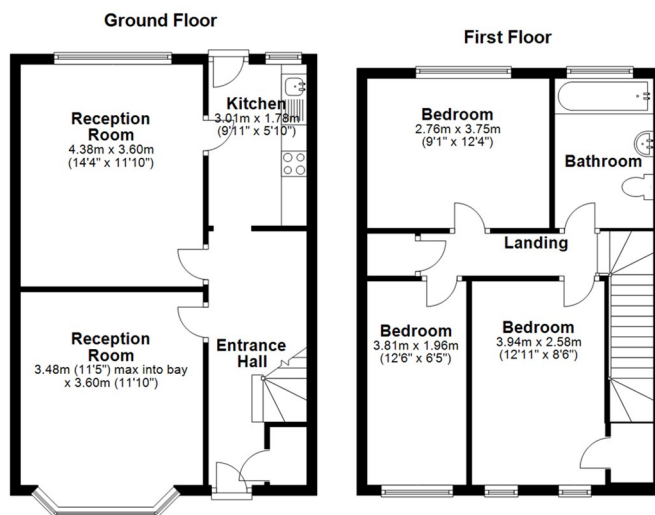
Fitted with three piece suite with panelled bath with shower over and curtain rail, wash hand basin with taps and low-level WC, obscure double glazed window to rear, radiator and vinyl flooring.

Outside

To the front is a garden mainly laid to lawn with path leading to the entrance. To the rear is an enclosed yard with two storage sheds, gated access to service road and further plot of garden area beyond.

General

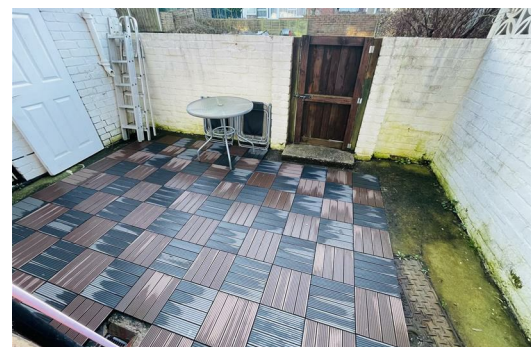
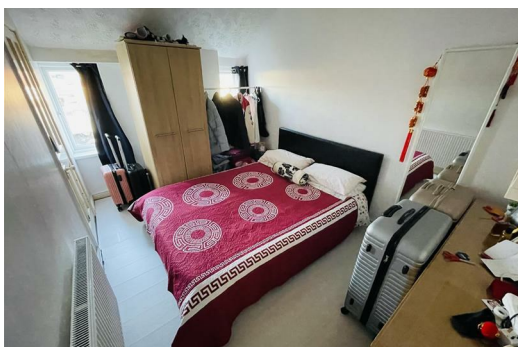
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band A, payable to North Warwickshire Borough Council.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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	
		81
	66	

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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