



**Bermuda Village, Nuneaton
CV10 7PW
Asking Price £190,000**

*** NO UPWARDS CHAIN ***

Pointons are proud to bring to the market this stunning two bedroom terrace house in the popular location of Bermuda Village. Within close proximity to local amenities and network links, this turn key property is in perfect condition and suitable for first time buyer or investor.

In brief the property comprises of; a dining room to the front of the property, lounge to the middle with the kitchen and utility room running to the rear. To the first floor you will find two double bedrooms alongside the four piece suite family bathroom with a shower cubicle freestanding bath, wash basin and WC

Externally the property offers a small low maintenance garden into the front with a large garden to the rear with decking lawn and a rear parking space .
EPC -tbc / Council tax - A



Dining Room

10'8" x 12'0" (3.26m x 3.66m)

Main entrance door leading into property, window and radiator to front, feature chimney breast, door to;

Living Room

12'2" x 12'0" (3.72m x 3.66m)

Benefitting of under floor heating, radiator to front, door to staircase and 1st floor, patio doors leading to garden, chimney breast, door to;

Kitchen

12'7" x 7'0" (3.83m x 2.13m)

Fitted with matching high gloss eye and base level units, one and a half bowl stainless steel sink with mixer tap, integrated five ring gas hob with extractor fan above, integrated eyelevel electric oven, space for fridge freezer, window and radiator to side, open to rear hallway with door garden, door to;

Utility Room

7'6" x 7'0" (2.28m x 2.13m)

Window and radiator to side, worktop with base level units and plumbing for washing machine.

Bedroom 1

10'7" x 12'0" (3.22m x 3.66m)

Window and radiator to front.

Bedroom 2

12'2" x 7'0" (3.71m x 2.13m)

Window and radiator to rear.

Family Bathroom

8'6" x 7'7" (2.60m x 2.32m)

Fitted with a four piece suite comprising of a fully tiled shower cubicle, freestanding bath with mixer taps, close cupboard WC and vanity and wash basin, window and radiator to rear.

Good to Know

Tenure: Freehold

Floor area: 980sqft

Energy efficiency rating: tbc

Council tax band: A

Year built: 1900-1920

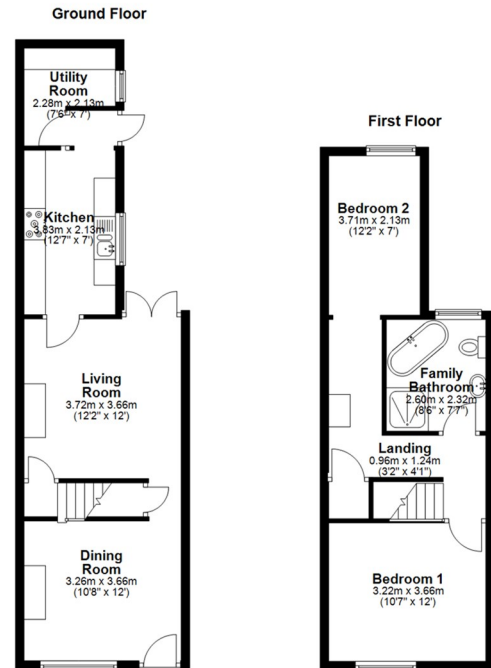
Vendor Position, NO CHAIN

Loft: Insulated

Heating: Gas central heated

Disclaimer

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.



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	

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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