



**Chancery Lane, Chapel End  
Nuneaton CV10 0PD  
Asking Price £190,000**

Nestled in the desirable area of Chancery Lane, Chapel End, this charming semi-detached house presents an excellent opportunity for both families and professionals alike.

Upon entering, you are greeted by a hallway with a spacious reception room, fitted kitchen and separate dining area as well as a downstairs guest cloakroom, perfect for entertaining guests or enjoying quiet evenings with family. The house features three comfortable bedrooms, providing ample space for rest and relaxation. The well-appointed shower room caters to the needs of modern living, ensuring convenience for all occupants.

The absence of a chain means that you can move in without delay, making this an ideal choice for those looking to settle in quickly.

Chapel End is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. This property not only offers a lovely home but also a lifestyle that many aspire to.





### Entrance Hall

Radiator, stairs, opening, door to:

### Lounge

13'3" x 10'9" (4.04m x 3.28m)

Double glazed window to front, feature gas fireplace with Adam style surround and hearth, radiator, laminate flooring, coving to textured ceiling.

### Kitchen

11'3" x 7'5" (3.42m x 2.25m)

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 with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to rear, laminate flooring, double glazed door to side, opening, door to:

### Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback.

### Dining Room

8'8" x 8'11" (2.64m x 2.72m)

Double glazed window to rear, laminate flooring.

### Landing

Double glazed window to side, access to loft with pull down ladder, door to:

### Bedroom

8'5" x 7'2" (2.57m x 2.18m)

Double glazed window to front, radiator, door to:

### Bedroom

11'3" x 7'10" (3.44m x 2.39m)

Double glazed window to front, twoStorage cupboard, radiator, two sliding doors, door to:

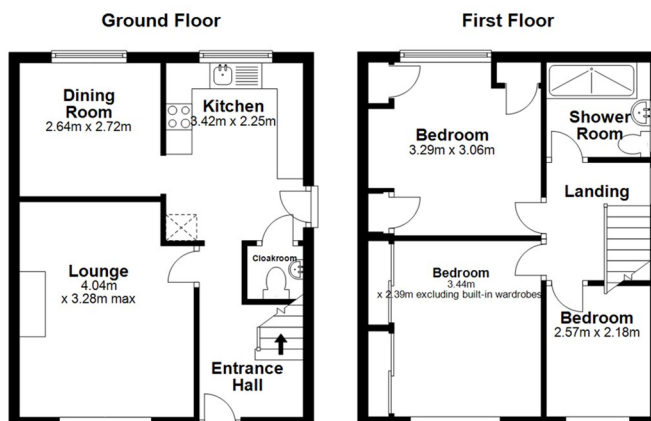
### Bedroom

10'10" x 10'0" (3.29m x 3.06m)

Double glazed window to rear, threeStorage cupboard, radiator, door to:

### Shower Room

Fitted with three piece suite comprising panelled bath with shower over, taps and folding glass screen, pedestal wash hand basin with tiled surround and low-level WC, fitted with three piece suite comprising tiled shower area with glass screen, pedestal wash hand basin and low-level WC tiled splashbacks, obscure double glazed window to side, radiator, vinyl flooring.



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) <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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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