



3 Malthouse Close, Ansley CV10 9PR Asking Price £210,000

Pointons Estate Agents welcome you to this charming semi-detached house located in the peaceful Malthouse Close, Ansley, perfect for a family looking to settle down in a quaint village setting offered with no chain.

Benefiting from having three bedrooms, a first floor bathroom and a separate guest cloakroom on the ground floor. One of the highlights of this lovely home is the conservatory, offering a tranquil space to enjoy a cup of tea while overlooking the garden.

Parking will never be an issue with the driveway providing space for two vehicles, making trips out or welcoming guests a breeze. The absence of a chain means a smoother transition for those eager to make this house their own.

Don't miss the opportunity to make this delightful property in Ansley your own. Book a viewing today and envision the possibilities of creating a warm and welcoming haven in this desirable village location.



Entrance

Via canopy porch and door leading into:

Entrance Hall

Double radiator, ceramic tiled flooring, textured ceiling, stairs to first floor landing, door to:

Fitted Kitchen

15'3" x 7'8" (4.64m x 2.34m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge, range cooker with 8 rings, double glazed window to rear, wooden effect ceramic terracotta flooring, sunken ceiling spotlights, double glazed door to side, opening to:

Lounge/Dining Room

20'1" x 12'3" (6.11m x 3.73m)

Double glazed window to front, double radiator, wooden effect ceramic tiled flooring, telephone point, wall lights, sunken ceiling spotlights, double glazed French style doors to:

Conservatory

UPVC double glazed construction with polycarbonate roof, power and light connected, double radiator, ceramic tiled flooring, French style double doors to garden, door to:

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, ceramic tiled flooring.

Landing

Double glazed window to side, access to loft space, door to Storage cupboard, doors to:

Bedroom

11'6" x 13'10" (3.50m x 4.22m)

Double glazed window to front, radiator, textured ceiling.

Bedroom

9'6" x 14'7" (2.90m x 4.45m)

Double glazed window to rear, radiator, wooden laminate flooring.

Bedroom

6'9" x 8'3" (2.05m x 2.51m)

Double glazed window to front, radiator, built-in wardrobe, door to boiler cupboard housing wall mounted combination boiler serving heating system and domestic hot water.

Bathroom

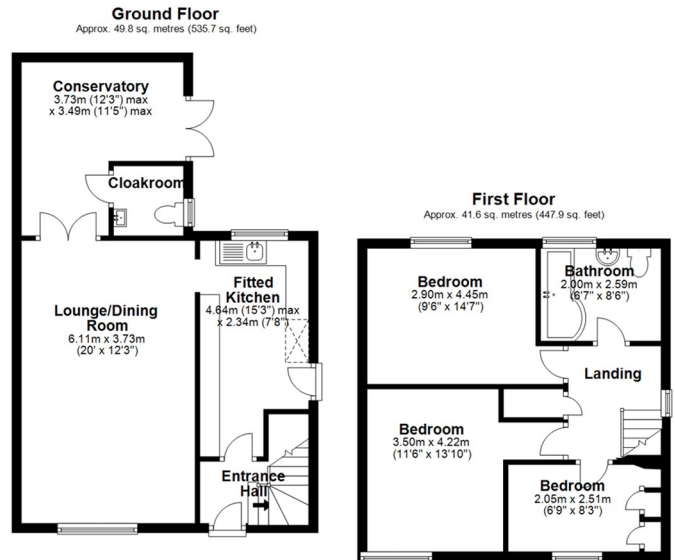
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with swan neck mixer tap and low-level WC, tiled surround, obscure double glazed window to rear, radiator.

Outside

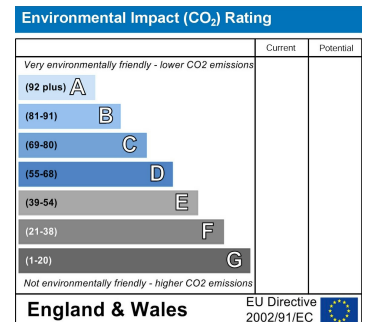
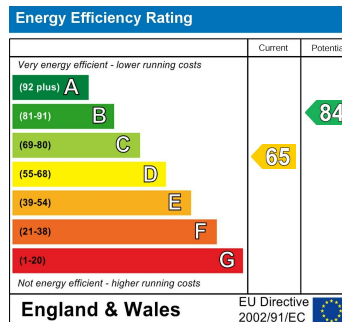
To the rear is an enclosed garden with lawn and patio area, storage shed. To the front is a block-paved drive with stone chipping borders, path to entrance and gated pedestrian access to rear garden.

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



Total area: approx. 91.4 sq. metres (983.5 sq. feet)



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

