



**132 Camp Hill Road, Nuneaton
CV10 0JJ
Offers Over £260,000**

This delightful semi-detached house offers a perfect blend of character and modern living. Built in the 1930s, the property boasts a double bay front, enhancing its curb appeal and inviting you into a warm and welcoming home.

Inside, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The house features three well-proportioned bedrooms, providing ample accommodation for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the extended layout, which maximises the available space and offers flexibility for your lifestyle needs. The large garden to the rear is a true gem, providing a private outdoor sanctuary perfect for gardening, children's play, or summer barbecues with friends and family. For those with vehicles, the property includes parking for two cars, a valuable asset in this desirable area. Additionally, the absence of a chain means that you can move in without delay, making this home an attractive option for buyers looking to settle quickly.



Entrance

Via double glazed door into:

Entrance Hall

Double glazed window to side, stairs to first floor landing, door to:

Lounge/Dining Room

25'5" x 11'0" (7.75m x 3.36m)

Double glazed bay window to front with brick built surround and stove with glass door in chimney, brick chimney breast, wooden mantle over, radiator, wooden laminate flooring, telephone point, TV point, coving to ceiling, door to:

Fitted Kitchen

6'11" x 14'2" (2.11m x 4.31m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, dishwasher and tumble dryer, eye level electric fan assisted oven, ceramic hob with extractor hood over, built-in microwave, double glazed window to rear, double glazed window to side, ceramic tiled flooring, opening to New_Room, sliding door to:

Family Bathroom

Fitted with four piece suite comprising panelled bath, vanity wash unit with cupboard under and mixer tap, double shower cubicle and low-level WC, tiled splashbacks, extractor fan, two obscure double glazed windows to side, radiator, ceramic tiled flooring.

Landing

Access to loft space and doors to:

Bedroom

13'9" x 14'5" (4.18m x 4.39m)

Double glazed bay window to front, built-in wardrobes with sliding door, hanging rails, shelving and drawers, radiator, wooden laminate flooring.

Bedroom

7'1" x 7'10" (2.16m x 2.40m)

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

Bedroom

15'9" x 8'7" (4.80m x 2.62m)

Double radiator, wooden laminate flooring, textured ceiling.

Store Room

Walk in storage room

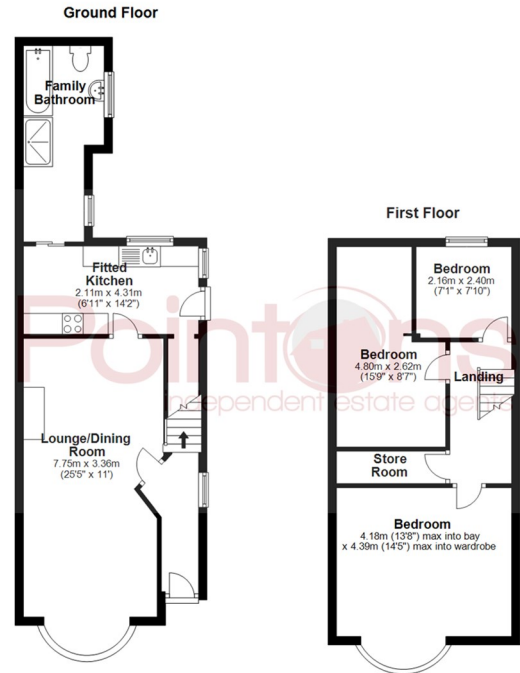
Outside

To the rear is a large garden with patios area, lawns, borders, greenhouse and shed. To the front is a block-paved driveway providing

off road parking, raised rockery and shrub borders with side pedestrian access leading down the side to the rear.

General Information

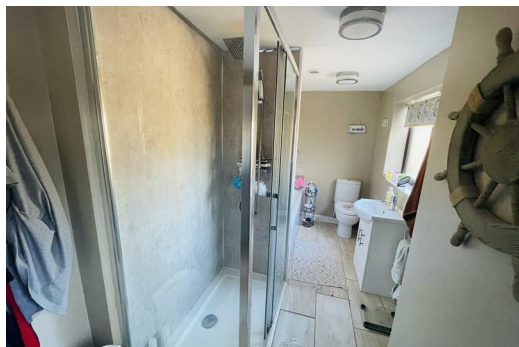
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is Band B



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

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		



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

