

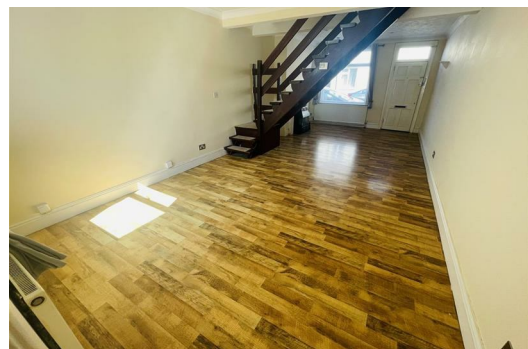


**Bottrill Street, Abbey Green
Nuneaton CV11 5JA
Offers Over £150,000**

Nestled on the charming Bottrill Street in the desirable Abbey Green area, this delightful terraced house offers a perfect blend of character and modern living. The property boasts a rich history while providing the comforts of contemporary life.

Upon entering, you are welcomed into a spacious through lounge dining room, ideal for both relaxation and entertaining guests. The two well-proportioned bedrooms provide ample space for rest and personalisation, making it a perfect home for families, couples, or individuals seeking a peaceful retreat. The bathroom is conveniently located on the ground floor, ensuring ease of access for all residents and guests.

One of the standout features of this property is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily errands a breeze. Additionally, the absence of a chain means a smoother transition for potential buyers, allowing for a quicker move-in process.



Entrance

Via entrance door leading into

Lounge/Dining Room

26'5" x 12'4" (8.05m x 3.76m)

Double glazed windows to front and rear, coal effect gas fire set in Adam style surround, two radiators, wooden laminate flooring, wall lights, coving to textured ceiling with sunken ceiling spotlights, stairs rising to first floor landing, bi-fold door to:

Inner Hallway

Door to garden, door to side alleyway and opening to:

Kitchen

12'3" x 6'6" (3.73m x 1.98m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with swan neck mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, gas point for cooker, double glazed window to side, coving to textured ceiling, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, obscure double glazed window to side.

Landing

Doors to:

Bedroom

10'10" x 15'9" (3.31m x 4.80m)

Two double glazed windows to front, radiator, door to Storage cupboard with access to loft space

Bedroom

12'0" x 15'2" (3.66m x 4.62m)

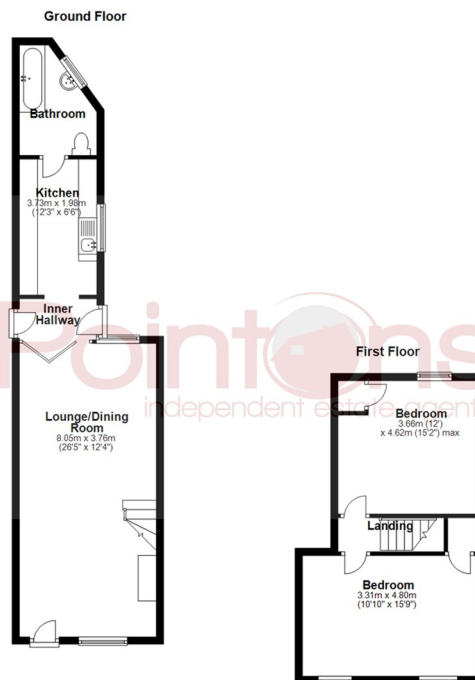
Double glazed window to rear, radiator, door to Storage cupboard, wall mounted combination boiler serving heating system and domestic hot water.

Outside

To the rear is a private garden area and yard.

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 band A payable to Nuneaton & Bedworth Borough Council



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	84

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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