



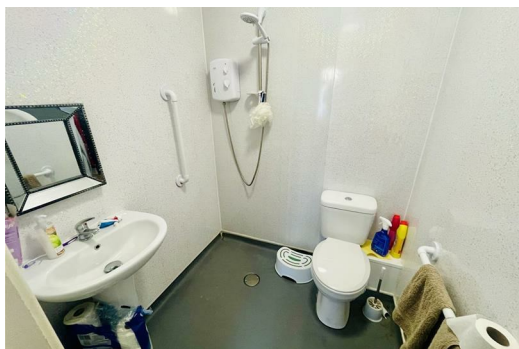
136 Beverley Avenue, Stockingford Yenton Estate Nuneaton CV10 9JR Asking Price £245,000

Nestled in the desirable Yenton Estate on Beverley Avenue, this impressive five-bedroom house offers a perfect blend of space and comfort for family living. Upon entering, you are welcomed into a generous reception room, ideal for both relaxation and entertaining guests. The well-appointed layout ensures that each bedroom provides ample space, making it perfect for families or those who require extra room for guests. There is also a home office and additionally, a conservatory.

The property boasts a family bathroom and downstairs shower room, thoughtfully designed to cater to the needs of a busy household. As well as a study / dressing area nearby

One of the standout features of this home is the parking provision, accommodating up to four vehicles, which is a rare find in this area. This feature not only adds to the convenience of daily life but also enhances the overall appeal of the property.

In summary, this five-bedroom house on Beverley Avenue is a remarkable opportunity for those seeking a spacious and well-equipped family home in a sought-after location. With its ample parking, modern bathrooms, and inviting reception space, it is sure to meet the needs of any discerning buyer.



Entrance

Via double glazed entrance door leading into:

Porch

Wooden laminate flooring, textured ceiling, entrance door leading into:

Entrance Hall

Radiator, wooden laminate flooring, textured ceiling, stairs to first floor landing, door to lounge/dining room and opening to:

Study

7'10" x 5'3" (2.40m x 1.60m)

Double glazed window to front, radiator, telephone point, door to:

Shower Room

Three piece suite comprising shower area, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, radiator.

Lounge/Dining Room

25'10" x 13'0" (7.88m x 3.95m)

Bow window to front, coal effect gas fire set in brick built surround, marble effect hearth and extended television plinth to both sides, double and single panel radiators, wooden laminate flooring, telephone point, TV point, textured ceiling with exposed beams, double glazed sliding patio door to conservatory and further door to:

Kitchen/Breakfast Room

12'5" x 13'7" (3.78m x 4.14m)

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, integrated fridge/freezer, dishwasher and washing machine, electric oven, four ring gas hob with pull out extractor hood over, two double glazed windows to rear, door to:

Enclosed passage

Double glazed door to front and rear garden.

Conservatory

UPVC double glazed construction with uPVC double glazed windows and double polycarbonate roof, wooden laminate flooring, double glazed French style double doors to garden,

Landing

Textured ceiling, access to insulated loft, door to Storage cupboard and further doors to:

Bedroom

14'6" x 9'5" (4.42m x 2.86m)

Double glazed window to front and having a range of wardrobes with full-length mirrored, hanging rails and shelving, double radiator, textured ceiling.

Bedroom

10'2" x 6'10" (3.09m x 2.08m)

Double glazed window to front, wooden laminate flooring, textured ceiling.

Bedroom

11'1" x 8'11" (3.37m x 2.72m)

Double glazed window to rear, fitted wardrobe with mirrored door, hanging rails and shelving, double radiator, coving to textured ceiling.

Bedroom

9'0" x 5'2" (2.74m x 1.58m)

Double glazed window to rear, radiator, textured ceiling.

Bedroom

6'7" x 9'0" (2.00m x 2.75m)

Double glazed window to front, radiator, textured ceiling.

Bathroom

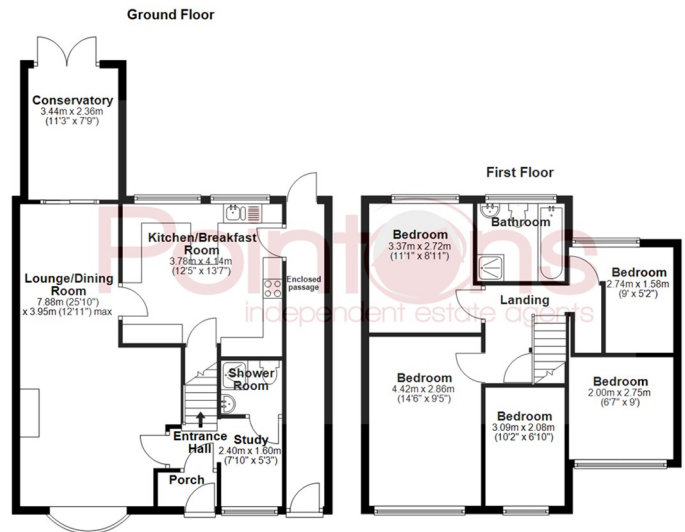
Fitted with four piece suite comprising panelled bath, vanity wash hand basin with cupboard under and mixer tap, shower enclosure and close coupled WC, heated towel rail, double glazed window to rear, wooden laminate flooring.

Outside

To the rear is an enclosed garden mainly paved with a gated access to the rear. To the front is a driveway providing parking for several cars

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 B and payable to Nuneaton & Bedworth Borough Council.



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	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	EU Directive 2002/91/EC



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