



**Ashleigh Drive, Crowhill  
Nuneaton CV11 6SF  
£160,000**

Pointons Estate Agents are pleased to welcome to market this one bedroom mid terrace property on Ashleigh Drive, Crowhill, Nuneaton. Close to local shops and further amenities. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of a fitted kitchen, living room and conservatory, to the first floor there is a double bedroom and bathroom. To front is off road parking for one vehicle and non over looked garden to rear. Viewings are strictly via the agent. EPC TBC





### Kitchen

9'10" x 10'10" (3.00m x 3.30m)

Entrance via front door, fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with 1 and 1/4 drainer with taps over, built in five ring gas hob with extractor hood over, fitted eye level fan assisted oven, tiled flooring and splashbacks, space for fridge/freezer, plumbing for washing machine and double glazed window to front, leading to:

### Living Room

10'6" x 10'10" (3.20m x 3.30m)

With tiled flooring, radiator, carpeted stairs to the first floor and double glazed sliding door leading to:

### Conservatory

9'6" x 8'2" (2.90m x 2.50m)

With double glazed windows to side and rear, double glazed french doors to rear and tiled flooring.

### Landing

Carpeted with double glazed velux window, storage cupboard and radiator.

### Bedroom

12'2" x 10'10" (3.70m x 3.30m)

With double glazed window to rear, carpeted, radiator and storage cupboard.

### Shower Room

8'2" x 4'7" (2.50m x 1.40m)

Fitted with a shower cubicle with sliding screen, low level WC, hand wash basin with pedestal taps, carpeted, tiled splashback and double glazed velux window.

### Outside

To front there is a tarmacked driveway for a single vehicle, to the rear is an enclosed garden of easy maintenance.

### Tenure

Freehold

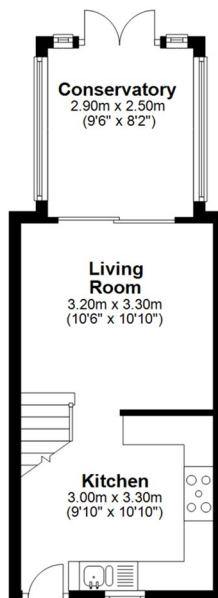
### Council Tax

Nuneaton & Bedworth Borough Council - Band B

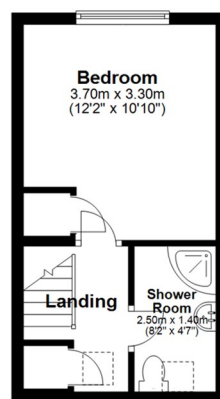
### General Information

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.

**Ground Floor**  
Approx. 28.3 sq. metres (304.5 sq. feet)



**First Floor**  
Approx. 20.8 sq. metres (223.8 sq. feet)



Total area: approx. 49.1 sq. metres (528.3 sq. feet)

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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