



85 Masser Road, Holbrooks
CV6 4JX
£190,000

Pointons are happy to bring to the market this three bedroom mid terrace property, in the popular location of Holbrook's. Close to great primary and secondary schools, local amenities and motorway links. In brief the property comprises of an entrance porch, hallway lounge fitted kitchen with additional under stairs storage and an external ground floor WC.

To the first floor, you will find three bedrooms two double bedrooms one for the single bedroom and the fitted bathroom with a three piece suite.

What are the benefits include gas essential heating, double glazed windows, and a generous sized front and rear garden.

EPC - tbc / council tax band-B



Porch

2'11" x 3'3" (0.91 x 1.01)

Entrance via a wooden door into

Entrance Hall

9'1" x 2'9" (2.78 x 0.86)

Stairs to first floor, door to:

Living Room

15'9" x 14'0" (4.80m x 4.26m)

Bay window to front, TV arial connection, internet cable connection, gas fireplace, Door to:

Kitchen

8'6" x 14'0" (2.58m x 4.26m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer, window to rear, door to understairs storage

Landing

Stairs to landing with sliding door to bathroom and doors to:

Bedroom 1

16'5" x 10'0" (5.01m x 3.05m)

Window to front, Boiler cupboard, radiator.

Bedroom 2

7'9" x 11'10" (2.37m x 3.60m)

Window to rear, radiator.

Bedroom 3

7'10" x 8'1" (2.40m x 2.47m)

Window to front, radiator.

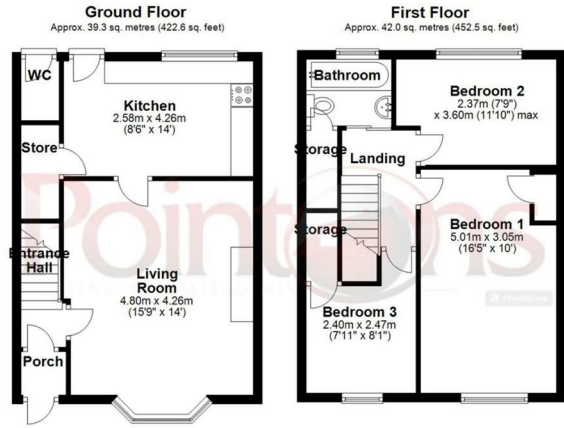
Bathroom

4'11" x 6'4" (1.50m x 1.92m)

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to rear, radiator, door to additional storage.

Outside W/C

4'4" x 2'9" (1.33 x 0.86)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

| 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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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