



**Catch Crop Way, Nuneaton
CV11 7AF**

Asking Price £210,000

Freehold - Nuneaton & Bedworth Borough Council Band: B - EPC: B



Entrance

Vai canopy porch with double glazed entrance door leading into:

Lounge / Dining / Kitchen Area

27'2" x 14'2" (8.27m x 4.32m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and slimline dishwasher, electric fan assisted oven, four ring gas hob with pull out extractor hood over, sunken ceiling spotlights, double radiator, telephone point, TV point, stairs to first floor landing with spindles, central heating thermostat, double doors to utility cupboard, double glazed double doors with matching side panels to garden, and further door to:

Cloakroom

4'9" x 5'9" (1.44m x 1.76m)

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator and sunken ceiling spotlights.

Utility Cupboard

4'9" x 2'5" (1.44m x 0.74m)

Plumbing for washing machine, wall mounted gas combination boiler serving heating system and domestic hot water.

Landing

7'11" x 7'7" (2.41m x 2.30m)

Radiator, access to insulated loft space and doors to:

Bedroom

10'10" x 14'2" (3.31m x 4.32m)

Double glazed window to rear, three fitted double wardrobes with hanging rails and shelving, radiator, TV point and central heating thermostat.

Bedroom

8'2" x 14'2" (2.49m x 4.32m)

Two double glazed windows to front, radiator, door to Storage cupboard.

Bathroom

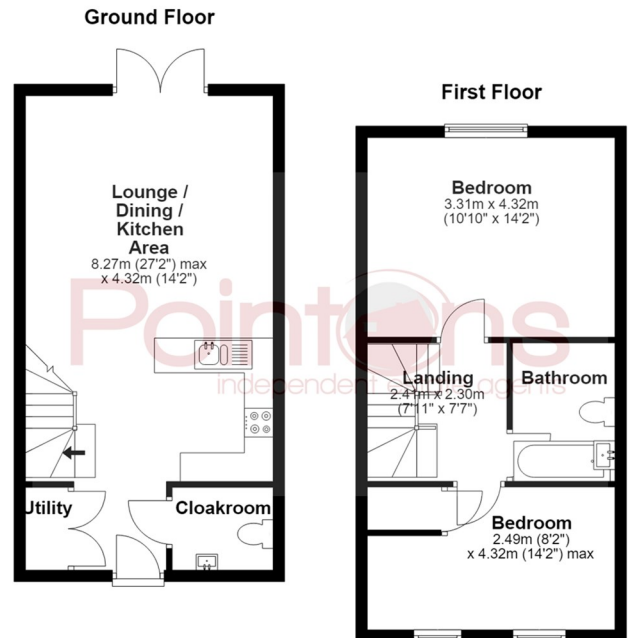
Fitted with three piece suite with panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail and extractor fan.

Outside

To the rear is an enclosed garden mainly laid to lawn with pathway leading to side and front. Allocated parking and electric vehicle charge point are located at the front.

General Information

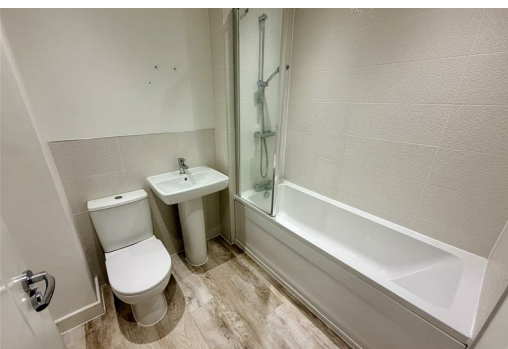
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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	96
(81-91) B	83
(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	



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

