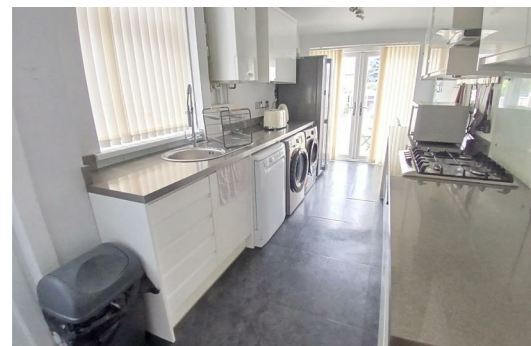
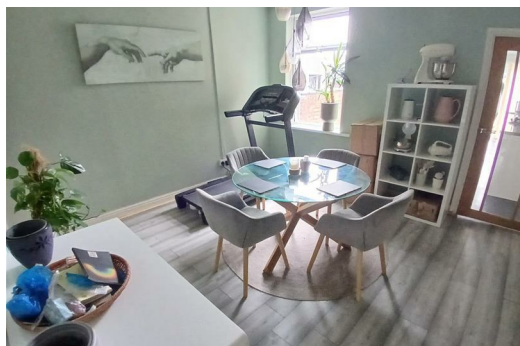




**Croft Road, Nuneaton  
Warwickshire CV10 7DN  
£165,000**

**Freehold - Nuneaton & Bedworth Band: B - EPC: D**

\* WELL PRESENTED TRADITIONAL TERRACED HOME \* Pointons Estate Agents are delighted to welcome to market this traditional two bedroom mid terrace residence situated on Croft Road, Nuneaton, close to local shops, schools and within walking distance to the town centre and George Eliot hospital. Benefitting from gas central heating and double glazing throughout. In brief the property comprises of a living room, dining room and fitted kitchen with french doors leading to the rear. To the first floor there are two double bedrooms and bathroom. Fore garden to front and an enclosed garden with rear with summer house / shed. This property must be viewed as it is well presented throughout and would make an excellent starter home, offered with no upward chain and viewings are strictly via the agent.



## Living Room

13'9" x 12'6" (4.20m x 3.80m)

Entrance via front door with double glazed bay window to front, fireplace with marble surround and hearth, telephone point and TV point, coving to ceiling and radiator door to:

## Dining Room

12'2" x 12'6" (3.70m x 3.80m)

With double glazed window to rear, storage cupboard containing meters and radiator, door to:

## Kitchen

18'1" x 7'7" (5.50m x 2.30m)

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, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, double glazed window to side, door to side and french rear double door to garden.

## Landing

2'9" x 12'9" (0.84m x 3.88m)

With doors off to various rooms.

## Bedroom

11'10" x 16'1" (3.60m x 4.90m)

With double glazed window to front and radiator.

## Bedroom

12'2" x 9'6" (3.70m x 2.90m)

With double glazed window to rear and radiator.

## Bathroom

9'10" x 7'3" (3.00m x 2.20m)

Fitted with three piece suite comprising panelled bath with shower over, taps and glass screen, wash hand basin with mixer tap and low-level WC, tiled splashbacks, obscure double glazed window to rear, storage cupboard and tiled flooring.

## Outside

To front there is a low maintenance fore garden, to rear via side gated access is an enclosed garden made up of lawn and patio sections with free standing summer house / shed.

## 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.



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	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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