



**Aston Road, Abbey Green
Nuneaton CV11 5EJ
£155,000**

****NO UPWARD CHAIN**** Pointons Estate Agents are pleased to offer for sale this traditional three bedroom mid terrace home on Aston Road, Nuneaton, close to local shops, schools and within walking distance to the town centre, benefitting from gas central heating and double glazing throughout. In brief the property comprises of two reception rooms, kitchen and downstairs bathroom. To the first floor there are three generous bedrooms. Gardens front and rear, this property does require renovation, sold with no upward chain and viewings are strictly via the agent.



Entrance

Via canopy porch and double glazed entrance door leading into:

Reception Room

14'4" into bay x 12'1" (4.39m into bay x 3.70m)

Double glazed bay window to front, gas fire with feature surround, radiator, coving to textured ceiling, doorway into:

Inner Hallway

Door to under-stairs storage cupboard and opening into:

Reception Room

11'3" x 12'2" (3.44m x 3.70m)

Double glazed window to rear, coal effect gas fire set in feature surround, radiator, textured ceiling, opening to staircase and further doorway to:

Kitchen

12'10" x 7'11" (3.90m x 2.42m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge, electric fan assisted oven, four ring hob, double glazed window to side, radiator, textured ceiling, double glazed door to garden, folding door, door to:

Bathroom

Fitted with three piece coloured suite comprising panelled bath with shower over, pedestal and low-level WC, tiled splashbacks, obscure double glazed window to rear, obscure double glazed window to side, textured ceiling.

Stairs

Stairs rising to first floor

Landing

Access to part boarded loft with pull down ladder, doors to:

Bedroom

12'0" x 13'11" (3.65m x 4.24m)

Double glazed window to front, radiator, door to Storage cupboard,

Bedroom

12'11" x 10'11" (3.93m x 3.34m)

Double glazed window to rear, radiator, textured ceiling.

Bedroom

12'9" x 8'0" (3.89m x 2.45m)

Double glazed window to rear, radiator, textured ceiling.

Outside

To the rear is an enclosed garden with access between two properties. To the front is a fore-garden with wall and gate.

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 payable to Nuneaton & Bedworth Council and is Band A



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		

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



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