Pointons
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Bucks Hill, Nuneaton
CV10 9LH
£170,000

Freehold - Nuneaton and Bedworth Borough Council Band: A - EPC: D

Nestled in the charming area of Bucks Hill, Chapel End, Nuneaton, this delightful three-bedroom mid-terrace house offers a perfect blend of traditional character and modern convenience. Built in 1940, the property boasts a warm and inviting atmosphere, ideal for families or first-time buyers seeking a comfortable home.

Upon entering, you are welcomed into a spacious living room that provides a lovely space for relaxation and entertaining. The fitted kitchen is well-equipped, leading to a practical utility room that enhances the functionality of the home. A conveniently located downstairs bathroom adds to the ease of living, making it suitable for both guests and family alike.

Upstairs, you will find three generously sized bedrooms, each offering ample space for personalisation and comfort. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.

Outside, the enclosed garden to the rear presents a private oasis, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air. Additionally, the front of the property features off-road parking for up to four vehicles, a rare find that adds significant value and convenience.

Situated close to local shops, schools, and various amenities, this home is ideally located for those who appreciate community living. With no upward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this charming home in a sought-after area.

Living Room
10'6" x 12'6" (3.20m x 3.80m)
Entrance via front door with double glazed bay window to front and radiator.

Kitchen/Dining Room
10'10" x 12'6" (3.30m x 3.80m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, fitted induction hob with fan assisted oven, tiled splashbacks, space for appliances, double glazed window to rear and radiator.

Utility Room
8'2" x 6'11" (2.50m x 2.10m)
With worktop space, plumbing for appliances and double glazed window to side and door to garden.

Bathroom
7'10" x 6'10" (2.40m x 2.08m)
Partly tiled suite fitted with a panelled bath with shower over and glass screen, low level WC, hand wash basin with mixer tap, radiator and two double glazed windows to side.

Landing
6'3" x 5'11" (1.90m x 1.80m)
With doors off to various rooms.

Bedroom
10'6" x 14'1" (3.20m x 4.30m)
With double glazed window to front, storage cupboard and radiator.

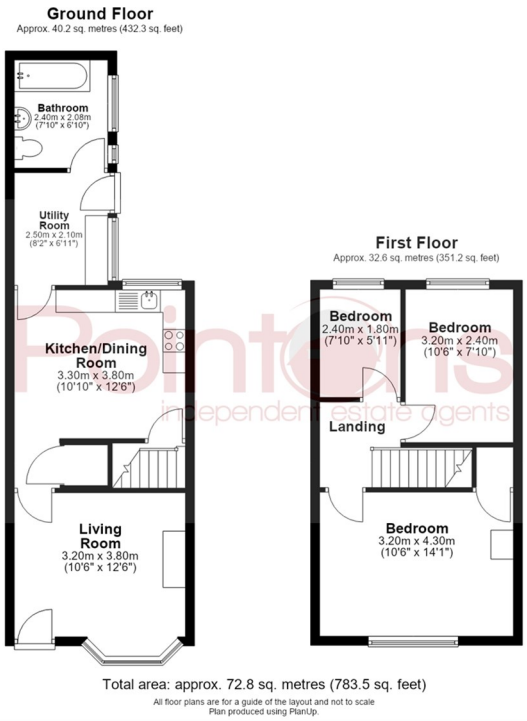
Bedroom
10'6" x 7'10" (3.20m x 2.40m)
With double glazed window to rear, combination boiler and radiator.

Bedroom
7'10" x 5'11" (2.40m x 1.80m)
With double glazed window to rear and radiator.

Outside
To front is a gravelled driveway offering plenty of parking, side gated access to rear to an enclosed garden over multiple tiers

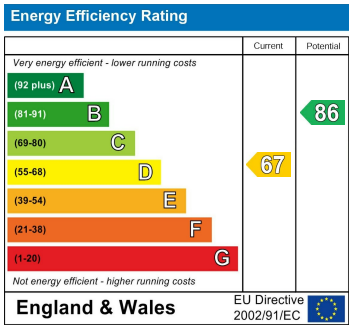
General Information

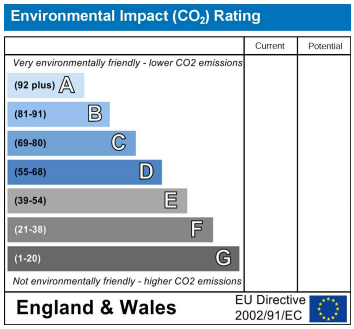
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.





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