



**Thornccliffe Way, Nuneaton
CV10 0XT
£95,000**

Pointons Estate Agents are pleased to offer for sale this one bedroom first floor maisonette situated on Thornccliffe Way, Ansley Common, Nuneaton. This property comprises of electric storage heating and double glazing throughout, in brief the maisonette has a landing, living room, kitchen, a double bedroom and bathroom. To front if a driveway for a single vehicle and rear patio access also. Viewings are strictly via the agent.



Landing

With storage heater and doors off to various rooms with storage cupboard.

Lounge

14'8" x 10'2" (4.46m x 3.09m)

With double glazed window to rear and storage heater.

Kitchen

10'6" x 10'2" (3.20m x 3.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with drainer and space/plumbing for appliances and a double glazed window to front.

Bedroom

12'4" x 9'2" (3.77m x 2.79m)

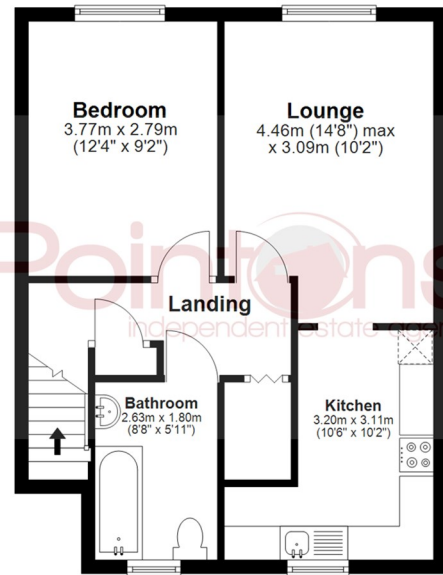
With double glazed window to rear and storage heater.

Bathroom

8'8" x 5'11" (2.63m x 1.80m)

Fitted with a panelled bath with shower over, WC and hand wash basin, with storage heater and obscure double glazed window to front.

Ground Floor




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


Leasehold Information

We believe there are 157 years remaining on the lease, with a fixed ground rent at £50.96 per annum, all subject to solicitor verification.

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	

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	



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