Pointons
independent estate agents



Top Knot Close, Nuneaton
CV11 6DA
Offers Over £200,000
Freehold - Nuneaton & Bedworth Band: B - EPC: B

* TWO BEDROOM MID TERRACE WITH OFF ROAD PARKING * Pointons Estate Agents are delighted to offer for sale this well presented two bedroom mid terrace situated on Top Knot Close, Nuneaton, close to local shops, schools, further amenities and offering excellent transport links via the A5. Benefitting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, fitted kitchen and downstairs WC. To the first floor there are two double bedrooms and a bathroom. To front is a tarmacked driveway for multiple vehicles and an enclosed garden to rear. Viewings are strictly via the agent.







Entrance Hall
2'7" x 3'3" (0.80m x 1.00m)
Entrance via front door, with radiator and door to:

Living Room
11'10" x 12'10" (3.60m x 3.90m)
With double glazed window to front, radiator and stairs off to the first floor.

Kitchen
7'3" x 12'10" (2.20m x 3.90m)
Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and taps over, built in four ring gas hob with extractor hood over and fan assisted oven, plumbing/space for further appliances, under stairs storage cupboard and double glazed window and french doors to rear.

WC
2'8" x 4'10" (0.81m x 1.48m)
Fitted with a low level WC and hand wash basin with mixer tap.

Landing
With doors off to various rooms.

Bedroom
9'6" x 12'10" (2.90m x 3.90m)
With double glazed window to front, radiator and storage cupboard.

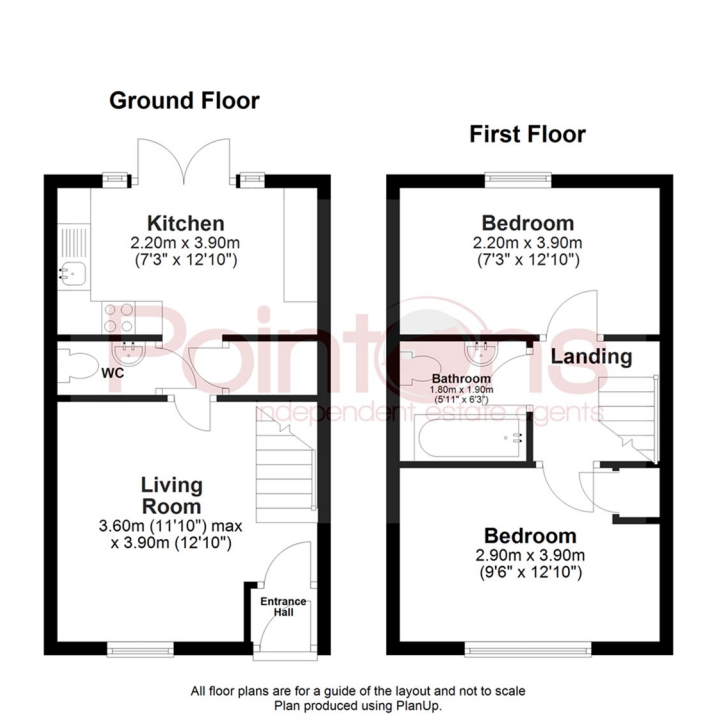
Bedroom
7'3" x 12'10" (2.20m x 3.90m)
With double glazed window to rear and radiator.

Bathroom
5'11" x 6'3" (1.80m x 1.90m)
Partly tiled suite comprising of a panelled bath with rainfall shower over and glass screen, low level WC and hand wash basin with mixer tap.

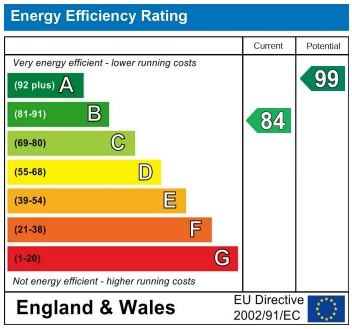
Outside
To front there is a tarmacked driveway for multiple vehicles, to rear, an enclosed garden made up of lawn and patio areas with outside tap and back gate access.

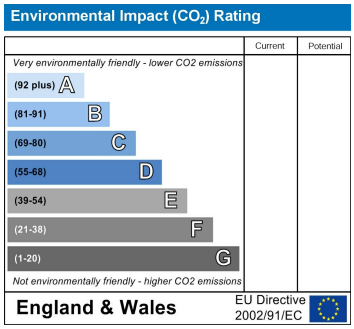
General Information

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.











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