Pointons
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Camp Hill Road, Nuneaton
CV10 0JU
Offers Over £200,000
Freehold - Nuneaton & Bedworth Borough Council Band: B - EPC: D

Located on Camp Hill Road in Nuneaton, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own personal space.

The house features a convenient guest cloakroom, ensuring that the needs of a busy household are well catered for. The entrance hall welcomes you into the home, setting a warm and inviting tone from the moment you step inside. One of the standout features of this property is the extended rear, which enhances the living space and offers versatility for various uses. The utility area adds practicality, making daily chores more manageable.

Offered with no chain, this home is ready for you to move in and make it your own. With its combination of space, convenience, and a lovely garden, this semi-detached house on Camp Hill Road is a must-see for anyone looking to settle in Nuneaton.

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Entrance
Via double glazed entrance door leading into

Entrance Hall
Double radiator, stairs to first floor landing, door to:

Lounge
11'11" x 12'8" (3.63m x 3.87m)
Double glazed bow window to front, log effect electric fire set in feature surround, radiator, telephone point, TV point, textured ceiling, door to:

Dining Room
10'11" x 10'0" (3.33m x 3.05m)
Double radiator, wooden laminate flooring, opening into Breakfast kitchen area and door to:

Utility
7'6" x 5'4" (2.28m x 1.63m)
Eye level and larder unit, extractor fan, plumbing for washing machine and dishwasher, space for tumble dryer, obscure double glazed window to side, radiator door to.

Cloakroom
Obscure double glazed window to side, low-level WC, textured ceiling.

Kitchen/Breakfast Room
7'0" x 15'4" (2.14m x 4.67m)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and mixer tap, built-in dishwasher, electric fan assisted oven, four ring induction hob with extractor hood over, double glazed window to rear, double radiator, wooden laminate flooring, double glazed double doors to garden.

Landing
Obscure double glazed window to side, radiator, textured ceiling, access to loft space, doors to:

Bedroom
10'10" x 9'8" (3.31m x 2.94m)
Double glazed window to front, double radiator, TV point, textured ceiling.

Bedroom
12'0" x 8'6" (3.67m x 2.59m)
Double glazed window to rear, radiator, textured ceiling, door to:

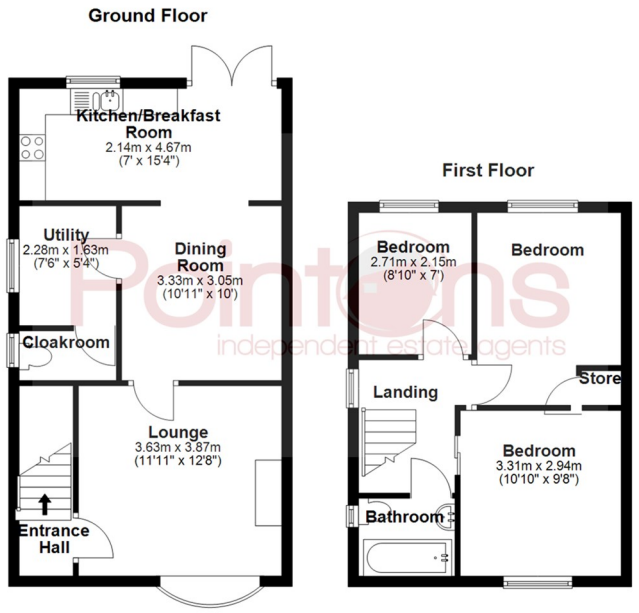
Store
Wall mounted concealed combination boiler serving heating system and domestic hot water.

Bedroom
8'11" x 7'1" (2.71m x 2.15m)
Double glazed window to rear, radiator.

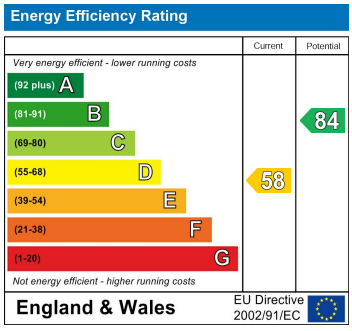
Bathroom
Fitted with three piece suite comprising spa bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, extractor fan, obscure double glazed window to side and underfloor heating.

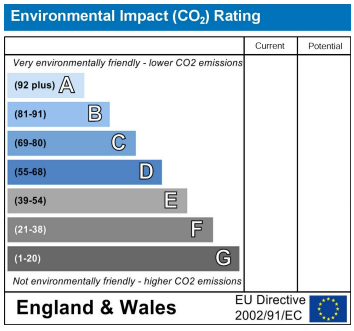
Outside
To the rear is an enclosed garden with paved patio, with remainder laid to lawn with shrub borders, outside shed, cold water tap, side pedestrian access with door to under-stairs storage with power. To the front there is a driveway providing parking and access to the entrance.

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 Borough Council and is band B



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





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