

Freesland Rise, Nuneaton
CV10 9QF
£175,000

Freehold - Nuneaton & Bedworth Band: B - EPC: C

TWO DOUBLE BEDROOMS, OFFROAD PARKING & NO UPWARD CHAIN

Pointons are delighted to offer for sale this well-presented two-bedroom mid-terrace house, situated on the popular Poplar Farm development. Ideally located for local schools, shops and amenities, the property occupies a position at the bottom of a quiet cul-de-sac and benefits from off-road parking. Having been modernised to a good standard throughout, this property would make an ideal first-time purchase.

Benefiting from double glazing and gas central heating, the accommodation briefly comprises an entrance hall, lounge and kitchen/diner. To the first floor are two double bedrooms and a family bathroom.

Externally, the property boasts an enclosed rear garden, while to the front is a block-paved driveway providing off-road parking for multiple vehicles.

Offered for sale with no upward chain, this property must be viewed to fully appreciate what is on offer. An excellent opportunity for first-time buyers. To arrange your viewing, please contact Pointons today.

EPC Rating: C







Living Room
15'1" x 15'0" (4.59m x 4.58m)
Having entrance door, double glazed window to front, electric fireplace with surround, radiator, understairs storage cupboard and stairs off to the first floor.

Kitchen/Diner
7'3" x 12'4" (2.20m x 3.75m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for dishwasher, space for fridge/freezer, double window to rear, radiator, vinyl flooring, gas combination boiler serving heating and hot water systems.

Landing
7'2" x 6'10" (2.19m x 2.08m)
Having doors off to various rooms and access to loft.

Bedroom
9'9" x 12'4" (2.98m x 3.75m)
Having double glazed window, radiator and storage cupboard.

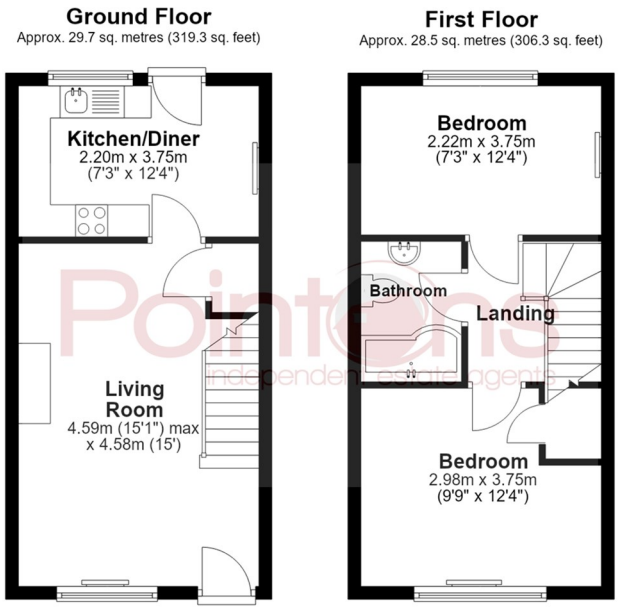
Bedroom
7'3" x 12'4" (2.22m x 3.75m)
Having double glazed window and radiator.

Bathroom
Fitted with three piece suite with panelled bath with shower over having rainfall showerhead and further handheld attachment, taps and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC and vinyl flooring.

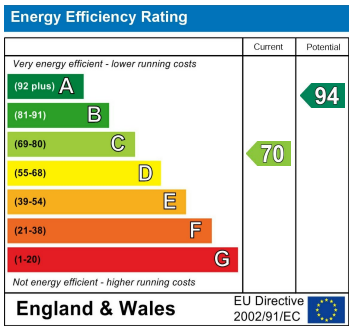
Outside (Front)
To the front of the property is a block paved driveway providing offroad parking for two cars leading onto front door.

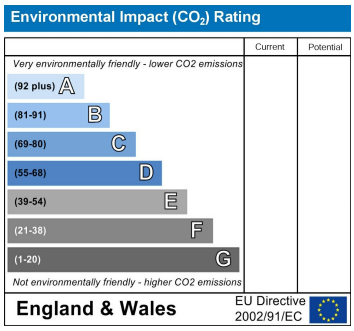
Outside (Rear)
To the rear of the property is an enclosed garden having paved patio area leading onto a lawned section with shrub borders.

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. 58.1 sq. metres (625.6 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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