



**Victoria Road, Nuneaton
CV10 0LR
£180,000**

Freehold - North Warwickshire Band: A - EPC:

Nestled on Victoria Road in the charming area of Hartshill, Nuneaton, this delightful traditional two-bedroom mid-terrace home, built in 1920, offers a perfect blend of character and modern convenience. Spanning three floors, the property is well-presented and benefits from gas central heating and double glazing throughout, ensuring a warm and inviting atmosphere.

Upon entering, you are greeted by a spacious living room that provides a comfortable space for relaxation and entertaining. The fitted kitchen, equipped with a recently installed combination boiler, is both functional and stylish, making it ideal for culinary enthusiasts.

The lower floor features a family bathroom and a cellar, providing additional storage space or potential for further development. Ascending to the first floor, you will find two generously sized double bedrooms, perfect for restful nights and personal retreats.

The exterior of the property boasts a lovely rear garden, complete with a patio and lawn area, offering a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air.

This home is situated in an excellent location for commuting, with easy access to local transport links. Families will appreciate the proximity to reputable schools, while nature lovers will enjoy the nearby Hartshill Hayes Country Park, perfect for leisurely walks and outdoor adventures. Additionally, a variety of amenities are within walking distance, ensuring that all your daily needs are conveniently met.

This property presents an exceptional opportunity for first-time buyers, small families, or investors looking for a well-located home in a vibrant community. Don't miss the chance to make this charming house your new home.



Living Room

12'2" x 12'2" (3.70m x 3.70m)

Entrance via front door, with double glazed window to front and radiator, door leading onto stairs to lower floor.

Kitchen

12'2" x 12'2" (3.70m x 3.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer and taps over, fitted induction hob with extractor hood over and assisted oven, space/plumbing for further appliances, radiator, recently installed combination boiler, double glazed window to rear with door leading to stairs onto the first floor.

Lobby

6'7" x 3'3" (2.00m x 1.00m)

With under stairs storage cupboard, doors to various rooms and door leading to rear garden.

Bathroom

7'10" x 6'7" (2.40m x 2.00m)

Partly tiled suite fitted with a free standing bath, separate shower cubicle, hand wash basin with pedestal taps, low level WC, radiator and obscure double glazed window to rear.

Cellar

6'2" x 12'2" (1.88m x 3.70m)

With storage cupboard and plenty of storage space.

Bedroom

12'2" x 12'2" (3.70m x 3.70m)

With double glazed window to front, radiator and storage cupboard containing access to the loft.

Bedroom

12'2" x 12'2" (3.70m x 3.70m)

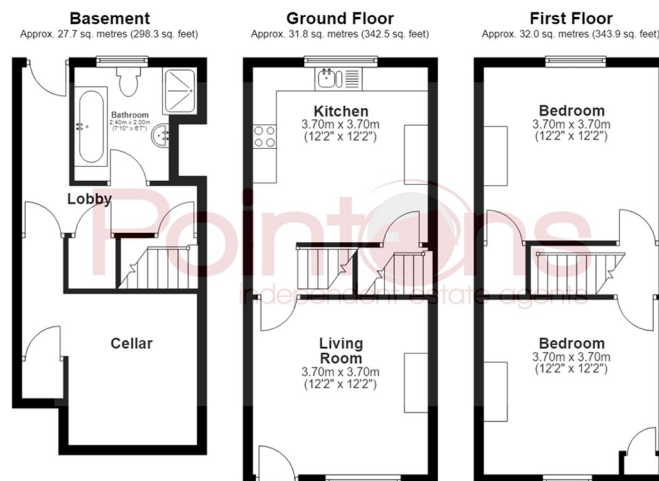
With double glazed window to rear, radiator and storage cupboard.

Outside

To rear there is an enclosed garden made up of patio and lawned areas with brick built store, side gated access with deeds having shared garden passageways across the rear.

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.

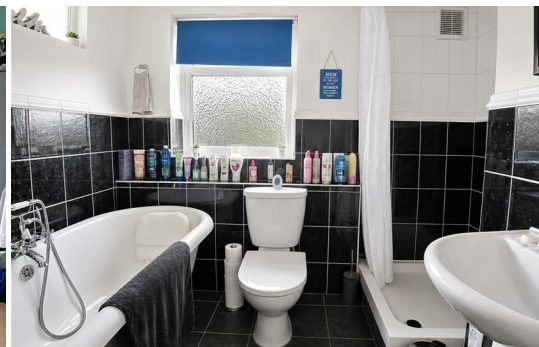
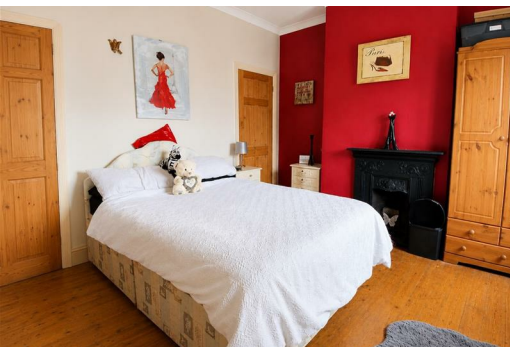


Total area: approx. 91.5 sq. metres (984.7 sq. feet)

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

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	



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

