



**Edinburgh Road, Nuneaton
CV10 9HG**

Offers In The Region Of £185,000

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

Pointons Estate Agents are delighted to welcome to market this well presented three bedroom mid terrace residence on the quiet street of Edinburgh Road, Camp Hill, Nuneaton. Close to local shops, schools and further amenities. In brief the property comprises of an entrance hall, lounge/dining room and fitted kitchen. To the first floor there are three generously sized bedrooms and a family bathroom. To the front of the property there is a low maintenance garden and to rear a three tiered larger than average south facing garden with new fencing and off road parking. Viewings are strictly via the agent.



Entrance Hall

Entrance via front door, stairs off to the first floor, leading to:

Lounge/Dining Room

16'10" x 11'4" (5.13m x 3.45m)

With double glazed windows to front and rear and radiator.

Kitchen

16'10" x 11'5" (5.13m x 3.48m)

Fitted with a matching range of base and eye level units with worktop space over and under cupboard multi lighting, stainless steel sink unit with single drainer, electric four ring hob with extractor hood over, eye level fan assisted oven, space for fridge/freezer, plumbing for washing machine, double glazed windows to front and rear, tiled flooring and splashbacks, radiator and storage cupboard.

Landing

With doors off to various rooms, currently has office space, access to loft via hatch, storage cupboard housing combination boiler.

Bedroom

10'10" x 12'10" (3.30m x 3.90m)

With double glazed window to front and radiator.

Bedroom

10'7" x 11'6" (3.22m x 3.51m)

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

Bedroom

8'7" x 7'6" (2.62m x 2.29m)

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

Bathroom

5'8" x 12'10" (1.73m x 3.90m)

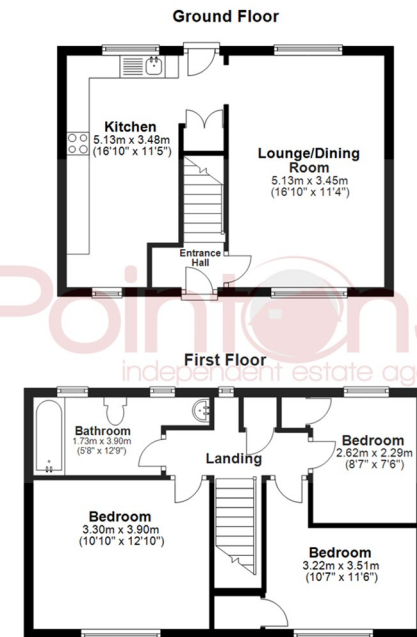
Fitted with a panelled bath with shower over and screen, hand wash basin with mixer taps, low level WC, heated towel rail, tiled splashbacks, two obscure double glazed windows to rear.

Outside

To the front of the property there is a low maintenance garden mostly lawn and newly fenced with gate and pathway up to, alley leading to side gated access to rear which is over three tiers, mostly lawned with patio section top and bottom for seating areas, newly fenced to right and rear with off road parking and brick built store.

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.

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	84

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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