



**Orchard Street, Nuneaton
CV11 4BS**

Offers Over £165,000

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

* SUPERB LOCATION - TWO BEDROOM TERRACE * Pointons Estate Agents are delighted to offer for sale this well presented two bedroom home situated on the door step of the town centre. Located on a quiet cu de sac, within walking distance to the local amenities, schools and the train station, this property benefits from gas central heating and double glazing throughout. In brief the property comprises of two reception rooms and fitted kitchen. To the first floor there are two large double bedrooms and a family bathroom. To front is permitted street parking at a low cost of approx £25.00 per annum and to rear, an enclosed south facing garden offering patio and seating areas. This home would be ideal to downsize and be close to the town centre or to be your first time home. Viewings are strictly via the agent.



Reception Room

11'10" x 12'6" (3.60m x 3.80m)

Entrance via front door with double glazed window to front, built in fireplace, radiator and coving to ceiling. Door to:

Reception Room

11'10" x 12'6" (3.60m x 3.80m)

With double glazed window to rear, radiator and coving to ceiling. Door to:

Kitchen

10'10" x 6'11" (3.30m x 2.10m)

Well presented fitted kitchen with a matching of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, radiator, two double glazed windows and door to rear.

Inner Hallway

With stairs off to the first floor.

Landing

With doors off to various rooms.

Bedroom

11'10" x 13'9" (3.60m x 4.20m)

With double glazed window to front, radiator and sliding fitted wardrobes.

Bedroom

11'10" x 10'10" (3.60m x 3.30m)

With double glazed window to rear, radiator and mirrored sliding wardrobes.

Bathroom

9'6" x 6'10" (2.90m x 2.10m)

Three piece suite comprising of a panelled bath with taps and shower over with glass screen, low level WC, hand wash basin with mixer tap, storage cupboard containing Baxi combination boiler, heated towel rail and obscure double glazed window to rear.

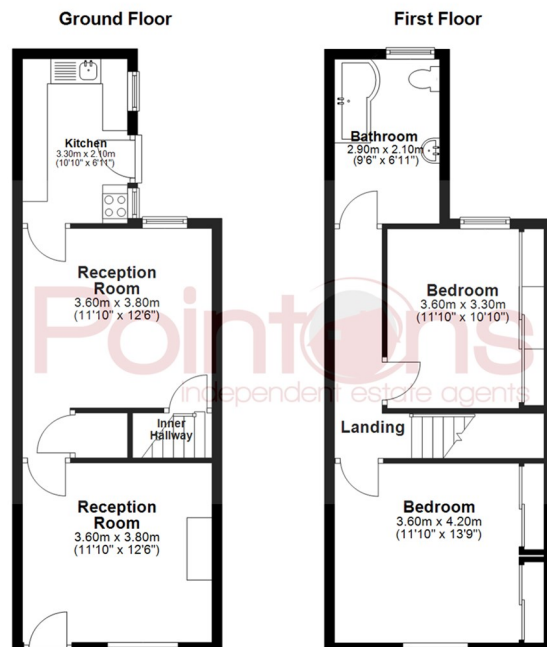
Outside

To front of the property offers permitted street parking, approximately £25.00 per annum, to rear an enclosed well set

garden, south facing, made up of patio and seating areas, also offering two brick built stores.

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	79

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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