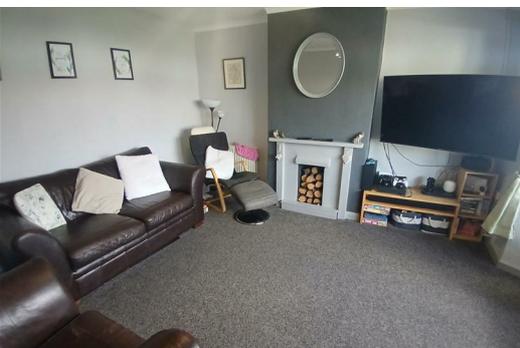




**Brading Road, Nuneaton  
CV10 0DA  
£225,000**

Pointons Estate Agents are pleased to offer for sale this three bedroom mid terrace home on Brading Road, Weddington, Nuneaton, close to local shops, schools and further amenities. Benefitting from gas central heating and double glazing throughout. In brief the property comprises of a porch, entrance hall, living room and kitchen/diner. To the first floor there are three bedrooms and a family bathroom. Gardens front and rear, this property must be viewed with viewings strictly via the agent.



**Porch**

Entrance via front door with double glazed windows to side and door leading to:

**Entrance Hall**

With doors off to various rooms and stairs off to the first floor.

**Living Room**

13'1" x 12'10" (4.00m x 3.90m)

With double glazed bay window to front and radiator.

**Kitchen/Dining Room**

10'2" x 19'0" (3.10m x 5.80m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and taps over, fitted induction hob with hood over and fan assisted oven, space/plumbing for appliances, under stairs storage cupboard, double glazed window and french doors to rear.

**Landing**

With doors off to various rooms.

**Bedroom**

12'10" x 11'10" (3.90m x 3.60m)

With double glazed window to front and radiator.

**Bedroom**

10'6" x 12'10" (3.20m x 3.90m)

With double glazed window to rear and radiator.

**Bedroom**

9'10" x 6'11" (3.00m x 2.10m)

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

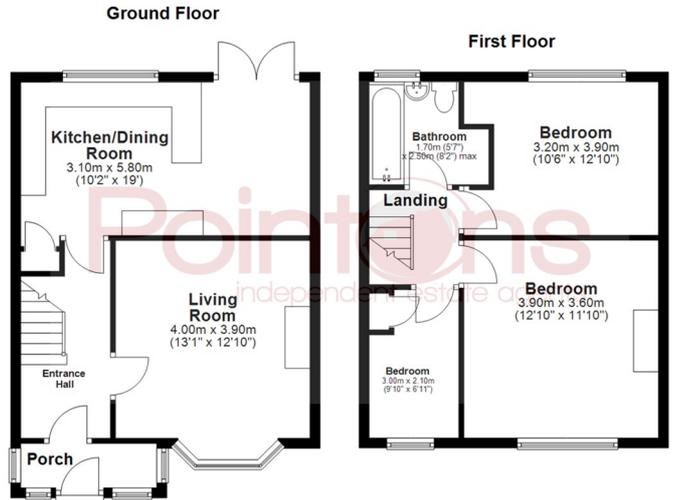
**Bathroom**

Fitted with a panelled with screen, WC, hand wash basin, combination boiler and obscure double glazed window to rear.

**Outside**

To front there is a lawned garden with shrubs and pathway upto property, side gated access to rear made up of lawn and patio areas and brick built stores.

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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		74	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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