



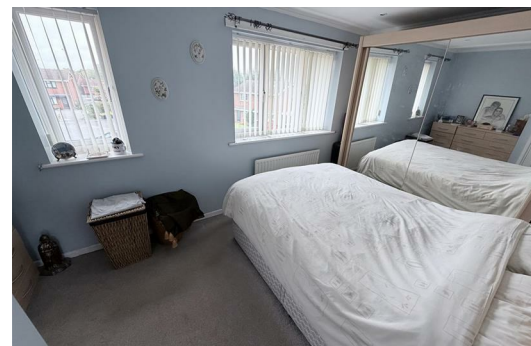
## Auden Close, Galley Common Nuneaton CV10 9RP £260,000

Nestled in the tranquil neighbourhood of Auden Close, Galley Common, Nuneaton, this charming detached house offers a delightful blend of comfort and convenience. Built in the 1980's the property boasts a well-designed layout that is perfect for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by an entrance hall, a generous reception room, ideal for entertaining guests or enjoying cosy evenings with family as well as a kitchen / dining room. With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it easy to create your own sanctuary.

The house includes a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property benefits from parking space for several vehicles, providing convenience for families or those with multiple cars.

Auden Close is a quiet and friendly area, perfect for those who appreciate a sense of community while still being close to local amenities. The property is available for viewing by prior appointment, allowing you the opportunity to explore this lovely home and envision your future here.



**Entrance**

Via canopy porch with double glazed entrance door leading into:

**Entrance Hall**

Radiator, coving to ceiling, stairs to first floor landing, door to:

**Lounge**

15'11" x 13'5" (4.86m x 4.09m)

Bay window to front, coal effect gas fire set in feature marble surround, telephone point, TV point, coving to ceiling with sunken spotlights, door to:

**Kitchen/Dining Room**

9'11" x 15'0" (3.03m x 4.57m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, plumbing for washing machine, space for American style fridge/freezer and tumble dryer, electric fan assisted oven, four ring gas hob, double glazed window to rear, slate tiled flooring, coving to textured ceiling, double glazed French double doors to garden, double glazed obscure door to side and further door to understairs storage cupboard.

**Landing**

Obscure double glazed window to side, coving to ceiling, access to loft space with pull down metal ladder, doors to:

**Bedroom**

9'9" x 15'7" (2.98m x 4.75m)

Two double glazed windows to front, radiator, coving to ceiling with sunken spotlights, door to Storage cupboard with wall mounted concealed gas combination boiler serving heating system and domestic hot water.

**Bedroom**

9'11" x 8'10" (3.03m x 2.69m)

Double glazed window to rear, radiator, coving to ceiling with sunken spotlights.

**Bedroom**

6'11" x 8'1" (2.12m x 2.46m)

Double glazed window to rear, radiator, coving to ceiling.

**Bathroom**

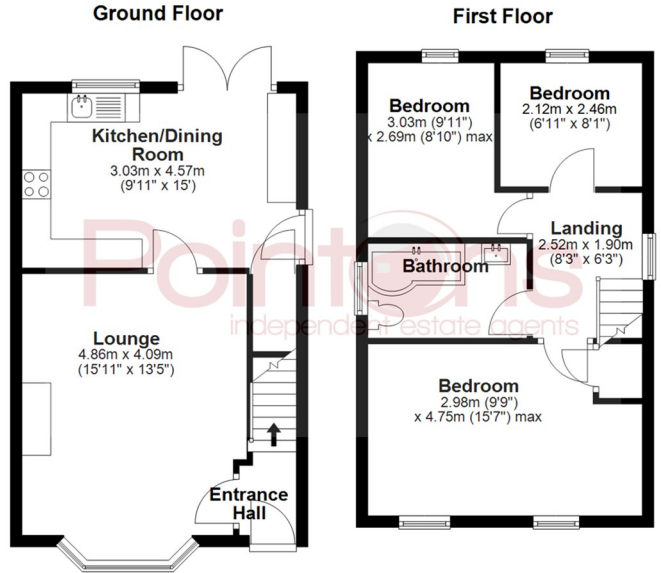
Recently refitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash unit with mixer tap and low-level WC, ceramic and tiling to all walls, obscure double glazed window to side, heated towel rail, ceramic tiled flooring.

**Outside**


To the rear is an enclosed garden mainly block paved accessed through twin wrought iron gates and a brick built store with power and light. To the front is a crete-print driveway providing parking for several vehicles


**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. Council tax is payable to Nuneaton & Bedworth Borough Council and is band C



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 <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	



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
NUNEATON  
CV11 4AL  
024 7637 3300  
nuneaton@pointons-group.com

109 New Union Street  
COVENTRY  
CV1 2NT  
024 7663 3221  
coventry@pointons-group.com

74 Long Street  
ATHERSTONE  
CV9 1AU  
01827 711911  
atherstone@pointons-group.com

