



**Rectory Road, Coventry
CV7 8FR
£290,000**

Freehold - North Warwickshire Band: B - EPC: C

* NO UPWARD CHAIN - RURAL LOCATION * Pointons Estate Agents are delighted to welcome for sale this two bedroom semi detached bungalow located on Rectory Road, Old Arley. Situated in a rural village with excellent transport links to the local towns and cities, this property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, fitted kitchen, conservatory, two double bedrooms and a fully tiled bathroom. To front is a block paved driveway and stoned garden, to rear a beautiful sized garden offering excellent rural views, also offering a garage en block. This property must be viewed to show the space and potential on offer, offered with no upward chain and viewings are strictly via the agent.



Entrance Hall

15'9" x 6'7" (4.80m x 2.00m)

Entrance via front door with doors off to various rooms.

Living Room

12'10" x 14'1" (3.90m x 4.30m)

With double glazed window to front, fireplace with wooden surround and radiator.

Kitchen

8'10" x 14'1" (2.70m x 4.30m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and swan neck taps over, space/plumbing for appliances, combination boiler, storage cupboard, tall radiator, double glazed window to rear and door to:

Conservatory

8'10" x 19'0" (2.70m x 5.80m)

With double glazed windows to side and rear, radiator and double glazed door to rear garden.

Bedroom

10'6" x 10'10" (3.20m x 3.30m)

With double glazed window to front and radiator.

Bedroom

10'10" x 8'10" (3.30m x 2.70m)

With double glazed window to rear and radiator.

Bathroom

5'11" x 5'11" (1.80m x 1.80m)

Fully tiled bathroom with panelled bath and shower over, low level WC, hand wash basin with pedestal taps and obscure double glazed window to rear.

Outside

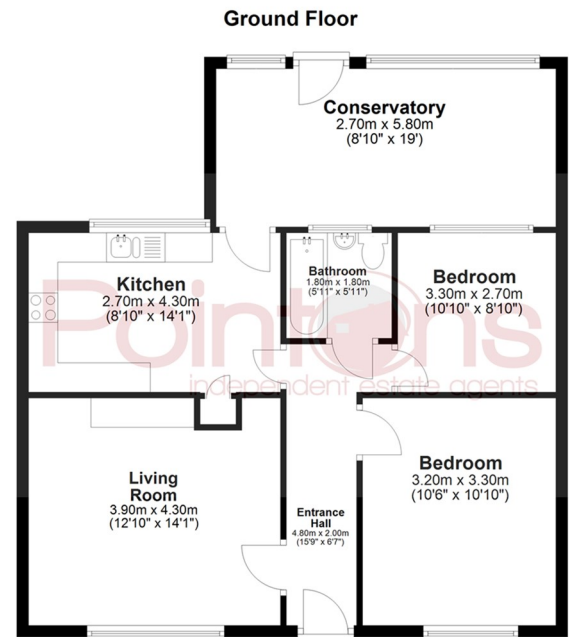
To the front of the property is a block paved driveway and stoned section, side gated access to rear made up of lawn and patio areas with shrubs and brick built stores, with excellent rural views to fields and beyond.

Garage

En block with up and over door

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.



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		69	76
		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	



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