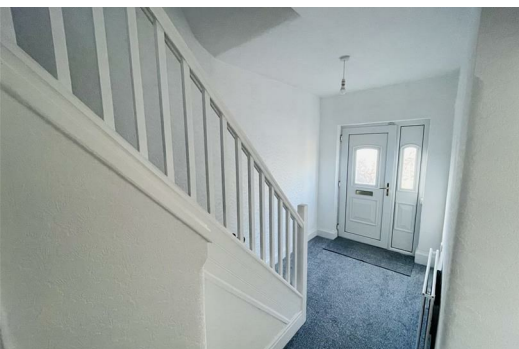




**Richmond Road, Nuneaton  
CV11 5LT  
Offers In The Region Of £230,000**

\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to welcome to market this extended three bedroom semi detached home situated on the quiet cul de sac of Richmond Road, Nuneaton, close to local shops, schools and within walking distance to the town centre and George Eliot Hospital. This home benefits from gas central heating, double glazing, has been recently rewired and decorated. In brief the home comprises of an entrance hall with doors off to the through lounge/diner and extended fitted kitchen. To the first floor there are three bedrooms and a recently fitted shower room. To front is a block paved pull on for multiple vehicles and an enclosed non over looked garden to rear. This property is offered with no chain and viewings are strictly via the agent.





### Entrance

Via double glazed entrance door leading into:

### Entrance Hall

Picture window to side, double radiator, stairs to first floor landing with spindles, door to Storage cupboard and further doors to:

### Lounge/Dining Room

25'11" x 10'5" (7.91m x 3.17m)

Double glazed bow window to front, wall mounted coal effect gas fire, two radiators, TV point, sliding patio door to garden.

### Kitchen/Breakfast Room

16'8" x 6'11" (5.09m x 2.12m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel with single drainer, stainless steel swan neck taps and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, gas point for cooker, pull out extractor hood, double glazed windows to side and rear, textured ceiling, double glazed door to garden.

### Landing

Double glazed window to side, access to part boarded loft with pull down metal ladder, doors to:

### Bedroom

14'11" max into bay x 10'4" (4.57m max into bay x 3.16m)

Double glazed bow window to front, radiator and textured ceiling.

### Bedroom

11'0" x 11'10" (3.35m x 3.60m)

Double glazed window to rear, built-in wardrobe, radiator, textured ceiling.

### Bedroom

9'5" x 7'3" (2.86m x 2.20m)

Double glazed window to front, radiator, textured ceiling.

### Shower Room

Fitted with a three piece suite comprising double shower area, vanity wash hand basin with cupboard under and low-level WC ceramic tiling to all walls, obscure double glazed window to rear, built-in storage cupboard.

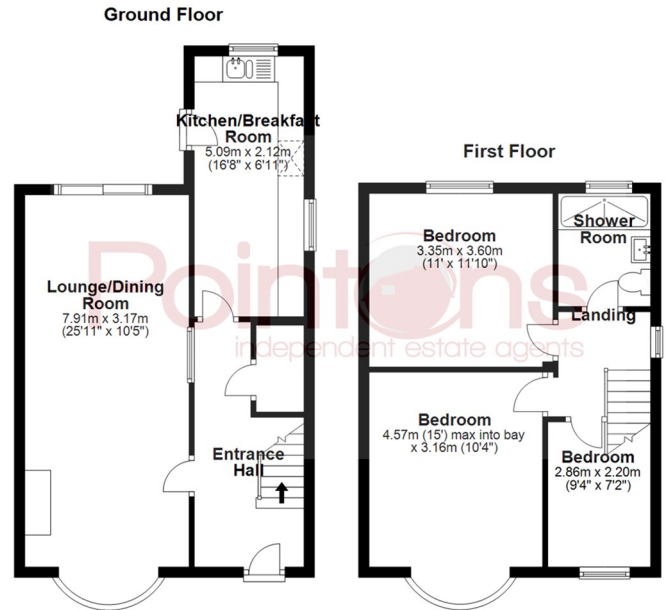
### Outside

To the rear is an enclosed backing onto Coventry canal, with shrub borders, lawn, paved patio and garden shed. A pedestrian

side alleyway leading back to the front, where there is a block paved hardstanding.

### 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 a band B



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 |           |



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