Pointons
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Willow Road, Nuneaton
CV10 9BJ
£210,000

Freehold - Nuneaton & Bedworth Band: A - EPC:

Situated on Willow Road in Camp Hill, Nuneaton, this well-presented terraced house offers a delightful family home with ample space and modern conveniences. Built in 1955, this property features a welcoming entrance hall that leads into a comfortable living room, perfect for relaxation.

The heart of the home is undoubtedly the spacious kitchen/dining room, which has been thoughtfully designed for family gatherings and entertaining. A conservatory extended on the rear provides additional living space, ensuring that everyone can enjoy their own area.

Upstairs, you will find three generously sized bedrooms, ideal for family living or accommodating guests. The family bathroom is conveniently located on this floor, alongside a separate WC, adding to the practicality of the layout.

This property boasts gas central heating, owned outright solar panels and double glazing throughout, ensuring warmth and comfort all year round. Outside, the front of the house features a driveway that can accommodate two vehicles, while the large rear garden offers a wonderful outdoor space for children to play or for hosting summer barbecues.

Situated close to local shops, schools, and various amenities, this home is perfect for families seeking convenience and community. With no upward chain, this property is ready for you to move in and make it your own. Viewings are strictly via the agent, so do not hesitate to arrange a visit to experience all that this lovely home has to offer.







Entrance Hall
Entrance via front door, with stairs off to the first floor, leading to:

Living Room
16'9" x 11'6" (5.10m x 3.50m)
With double glazed windows to front and rear and radiator.

Kitchen/Dining Room
16'9" x 11'10" (5.10m x 3.60m)
Fitted with a matching range of glossed base and eye level units with worktop space over, composite sink unit with stainless steel taps over, fitted electric oven with extractor hood over, eye level microwave and fan assisted oven, space for fridge/freezer, integrated dishwasher and washing machine, tall radiator and double glazed windows to front and rear.

Conservatory
9'6" x 15'9" (2.90m x 4.80m)
With double glazed windows to rear and double glazed french doors to side.

Landing
With doors off to various rooms, double glazed window to rear and cupboard containing combination boiler.

Bedroom
11'2" x 13'1" (3.40m x 4.00m)
With double glazed window to front, radiator and open space for storage cupboard.

Bedroom
11'2" x 11'6" (3.40m x 3.50m)
With double glazed window to front and radiator.

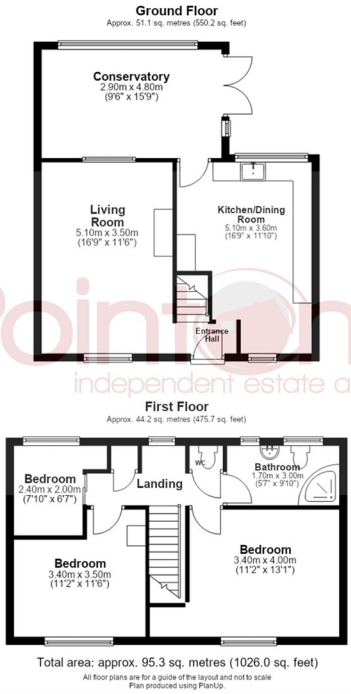
Bedroom
7'10" x 6'7" (2.40m x 2.00m)
With double glazed window to rear and radiator.

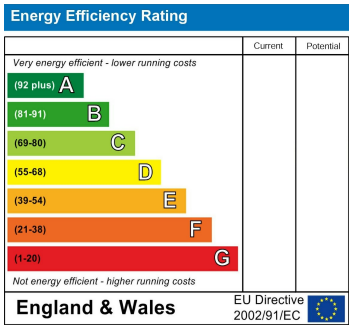
Bathroom
5'7" x 9'10" (1.70m x 3.00m)
Fitted with a shower cubicle, low level WC, hand wash basin with mixer tap and two obscure double glazed windows to rear.

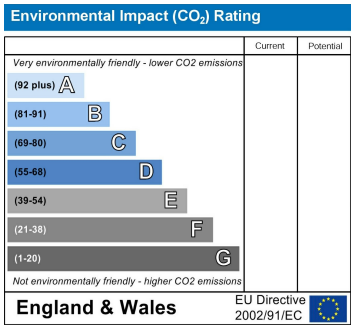
WC
Fitted with a low level WC.

Outside
To front there is off road parking for two vehicles, gate upto paved ramp to property, side gated access to rear made over multiple tiers of patio and artificial lawn with rear gate access.

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.













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