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Arbury Road, Nuneaton
CV10 7NH
Offers Over £160,000
Freehold - Nuneaton & Bedworth Band: A - EPC: E

Nestled on Arbury Road in the charming area of Stockingford, Nuneaton, this traditional three-bedroom end terrace house presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, you can move in with ease and enjoy the comforts of your new home without delay.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen, along with a convenient utility area, provides ample space for culinary pursuits and everyday living. Upstairs, you will find three spacious bedrooms, offering a peaceful retreat for rest and relaxation, as well as a well-fitted bathroom.

This home is equipped with gas central heating and double glazing throughout, ensuring warmth and comfort during the colder months. The front and rear gardens provide delightful outdoor spaces for gardening enthusiasts or for children to play safely.

Conveniently located, the property is close to local shops, schools, and a variety of amenities, making it an ideal choice for those seeking a vibrant community atmosphere. This end terrace house combines traditional charm with modern conveniences, making it a wonderful place to call home. Don't miss the chance to view this delightful property.







Living Room
11'10" x 12'10" (3.60m x 3.90m)
With double glazed bay window to front, radiator and electric feature fireplace with wooden surround.

Dining Room
16'1" x 12'10" (4.90m x 3.90m)
With double glazed window to side and rear, radiator, and door with stairs off to the first floor.

Kitchen
13'5" x 6'11" (4.10m x 2.10m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer and taps over, fitted electric hob with extractor hood over and fan assisted oven, tiled splashback, radiator and double glazed window to side.

Utility
9'2" x 6'11" (2.80m x 2.10m)
Fitted with a matching range of base units and worktop space over, stainless steel sink unit with single drainer and taps over, plumbing/space for appliances, tiled splashback, double glazed window to side and door to side.

Landing
2'11" x 10'4" (0.88m x 3.16m)
With doors off to various rooms.

Bedroom
11'10" x 12'10" (3.60m x 3.90m)
With double glazed window to front and radiator.

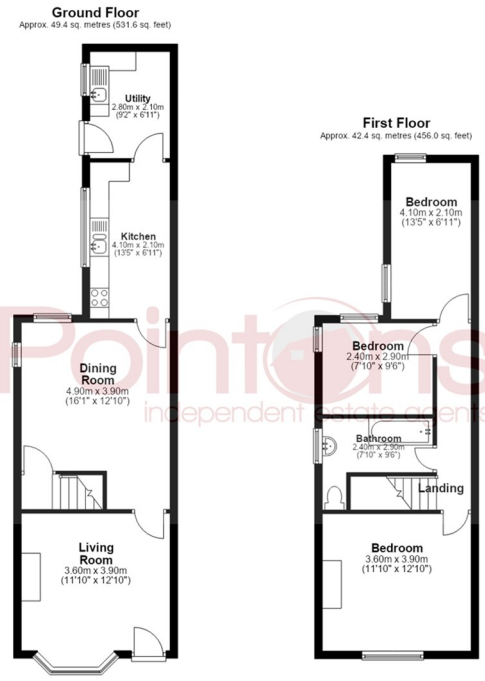
Bedroom
7'10" x 9'6" (2.40m x 2.90m)
With double glazed windows to side and rear and radiator.

Bedroom
13'5" x 6'11" (4.10m x 2.10m)
With double glazed windows to side and rear and radiator.

Bathroom
7'10" x 9'6" (2.40m x 2.90m)
Partly tiled suite with a panelled bath with shower over and folding screen, low level WC, hand wash basin with pedestal taps, radiator and obscure double glazed window to side.

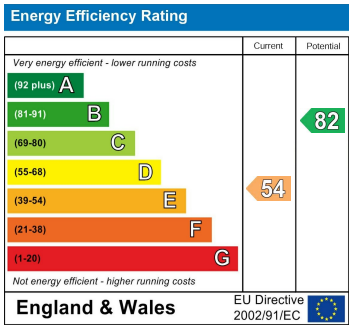
Outside
With fore garden to front, side gated access to rear which is made up of patio and lawn sections.

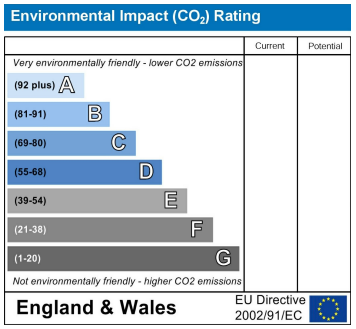
General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 91.7 sq. metres (987.5 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com