Pointons
independent estate agents



Emperor Lane, Nuneaton
CV10 9GJ
£230,000

Freehold - Nuneaton & Bedworth Borough Council Band: C - EPC: B

Nestled in the charming area of Emperor Lane, Nuneaton, this delightful semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, master having ensuite, this residence is perfect for families or those seeking extra space. The family bathroom provide convenience and privacy, ensuring that morning routines run smoothly. Outside is a well presented, easy to maintain rear garden and two allocated parking spaces at the front.

This home is not just a place to live; it is a sanctuary that combines practicality with style. Whether you are looking to settle down or invest, this property on Emperor Lane is a wonderful opportunity that should not be missed.







Entrance
Via double glazed entrance door leading into:

Entrance Hall
Radiator, stairs to first floor landing with spindles, door to storage cupboard and doors to:

Cloakroom
Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, tiled splashback, radiator.

Fitted Kitchen
12'2" x 8'1" (3.70m x 2.46m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob with pull out extractor hood, breakfast bar, double glazed window to front, radiator, wall mounted concealed combination boiler serving heating system and domestic hot water.

Lounge/Dining Room
14'5" x 15'1" (4.40m x 4.61m)
Two radiators, telephone point, TV point, double glazed French style double doors with matching side panels to garden, door to under-stairs storage cupboard

Landing
Access to landing and door to over-stairs storage cupboard, doors to:

Master Bedroom
11'11" x 9'2" (3.62m x 2.79m)
Double glazed window to rear, radiator and door to:

En-suite Shower Room
Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, shaver point tiled splashback, radiator.

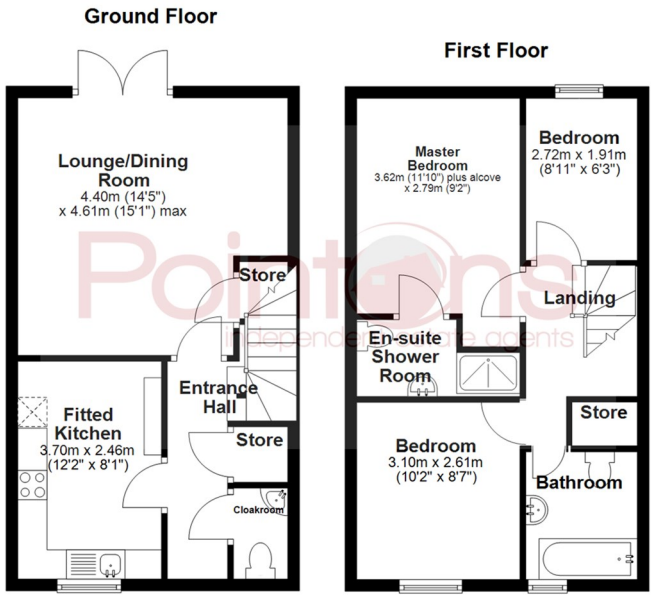
Bedroom
8'11" x 6'3" (2.72m x 1.91m)
Double glazed window to rear, radiator.

Bedroom
10'2" x 8'7" (3.10m x 2.61m)
Double glazed window to front, radiator.

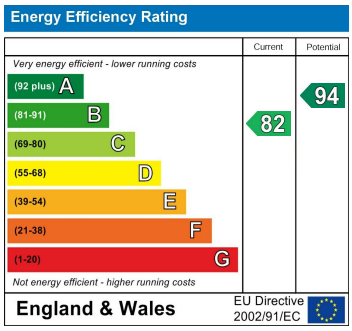
Bathroom
Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to front, triple panel radiator, door to:

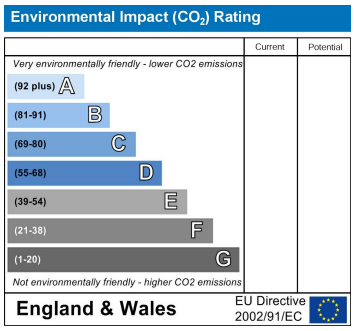
Outside
To the rear is an enclosed garden which is laid to paved patio over three tiers with a combination of tiled effect slabbing, stone chippings and wooden decked area. To the front is allocated parking for two cars.

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 band



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