



**Elmfield Road, Nuneaton  
CV10 0EA  
£240,000**

Pointons Estate Agents are delighted to welcome for sale this extended three bedroom semi detached home, situated on the quiet cul de sac of Elmfield Road, Weddington, Nuneaton. Close to local shops, schools and further amenities. In brief the property comprises of an entrance hall, living room with log burner, kitchen/dining room and family bathroom. To the first floor there are three generous sized bedrooms. To front is a gravelled driveway for multiple vehicles and to rear a larger than average garden made up of numerous sections, this property must be viewed and would make an excellent purchase, with viewings strictly via the agent.



**Entrance Hall**

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

**Living Room**

10'10" x 13'1" (3.30m x 4.00m)

With double glazed bay window to front, radiator and log burner fireplace.

**Kitchen/Dining Room**

11'10" x 16'5" (3.60m x 5.00m)

Fitted with a matching range of base and eye level units with worktop space over, single sink unit with drainer and taps over, space/plumbing for appliances, double glazed window to side, under stairs storage cupboard, tall radiator, and double glazed french doors to rear.

**Bathroom**

Fitted with a panelled bath with shower over and glass screen, WC, hand wash basin mixer tap and mirrored storage above, heated towel rail and obscure double glazed window to rear.

**Landing**

With doors off to various rooms and double glazed window to side.

**Bedroom**

10'10" x 13'5" (3.30m x 4.10m)

With a double glazed window to front, storage cupboard and radiator.

**Bedroom**

11'10" x 9'6" (3.60m x 2.90m)

With a double glazed window to rear and radiator.

**Bedroom**

8'6" x 6'7" (2.60m x 2.00m)

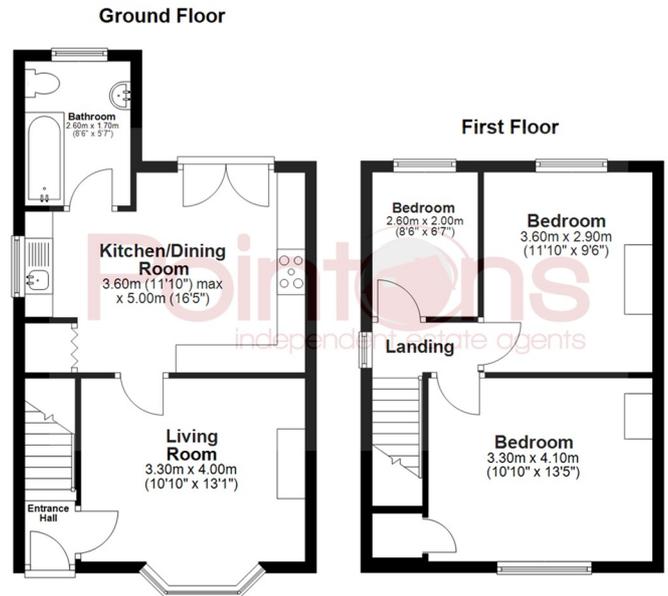
With a double glazed window to rear and radiator.

**Outside**

To front is a gravelled driveway for multiple vehicles, with side gated access to rear, a larger than average garden comprising of multiple sections with lawn, patio areas with shrubs.

**General Information**

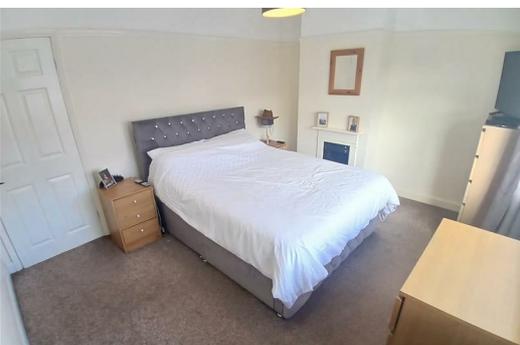
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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	



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
NUNEATON  
CV11 4AL  
024 7637 3300  
nuneaton@pointons-group.com

109 New Union Street  
COVENTRY  
CV1 2NT  
024 7663 3221  
coventry@pointons-group.com

74 Long Street  
ATHERSTONE  
CV9 1AU  
01827 711911  
atherstone@pointons-group.com

