



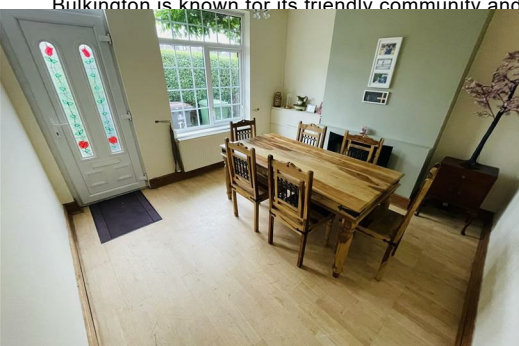
**Nuneaton Road, Bulkington  
CV12 9QW  
£190,000**

**Freehold - Nuneaton & Bedworth B - EPC D**

\* NO UPWARD CHAIN \* Located on Nuneaton Road in the charming village of Bulkington, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, this residence offers ample space for comfortable living. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the home is both practical and welcoming, making it an ideal choice for small families or couples.

One of the standout features of this property is the absence of a chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those eager to move in without delay.

Bulkington is known for its friendly community and convenient amenities, making it a desirable location for those looking to settle in a peaceful yet accessible



**Entrance**

via double glazed entrance door leading into:

**Reception Room**

11'3" x 12'2" (3.43m x 3.72m)

Double glazed window to front, wooden laminate flooring, door to:

**Reception Room**

16'2" x 12'2" (4.93m x 3.72m)

Double glazed window to side and rear, double radiator, wooden laminate flooring, telephone point, TV point, doors to under-stairs storage cupboard. staircase rising to first floor and:

**Stairs**

Stairs to first floor landing.

**Kitchen**

13'4" x 7'0" (4.07m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, gas point for cooker, two double glazed windows to side, ceramic tiled flooring, sunken ceiling spotlights, door leading to garden.

**Landing**

Doors to:

**Bedroom**

11'2" x 12'2" (3.40m x 3.72m)

Double glazed window to front, ornamental fireplace, double radiator, wall lights, door to Storage cupboard with hanging rail and access to loft space

**Bedroom**

13'0" x 9'4" (3.95m x 2.84m)

Double glazed window to rear, ornamental fireplace and double radiator.

**Bathroom**

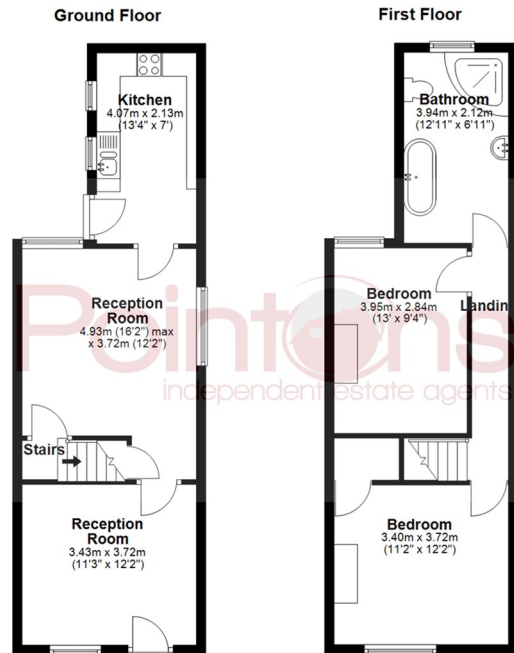
Fitted with four piece suite comprising deep bath with ornamental feet and matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to rear, double radiator, wooden flooring, sunken ceiling spotlights, built-in boiler cupboard, housing combination boiler serving heating system and domestic hot water.

**Outside**

To the rear is a garden with lawn, shrub borders, shed and patio area, Also there is an outside W.C. A pedestrian gated access leading to the front where there is a fore-garden.

**General Information**

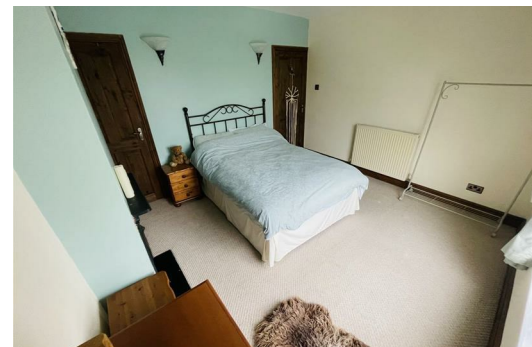
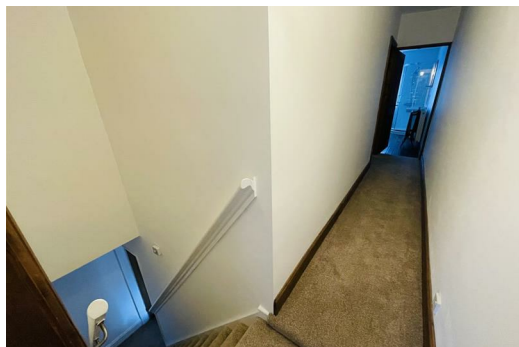
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is Band B payable to Nuneaton & Bedworth Borough Council



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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