



**Thirlmere Avenue, Nuneaton
CV11 6HU
£295,000**

Freehold - Nuneaton & Bedworth Band: D - EPC: D

* WELL PRESENTED DETACHED BUNGALOW WITH GARAGE & LARGE DRIVEWAY * Pointons Estate Agents are delighted to welcome for sale this well presented two bedroom detached bungalow situated on the ever popular St Nicolas Park estate, nestled at the end of the pleasant cul de sac on Thirlmere Avenue, close to local amenities, the town centre, train station and offering excellent transport links via the A5. Benefitting from gas central heating and double glazing throughout, this property comprises of an entrance hall, lounge/dining room, two double bedrooms and recently fitted kitchen and shower room. To front there is a large driveway for plenty of parking and stoned garden, to rear an enclosed garden made up of stoned and patio areas and detached garage. This property must be viewed, it would make an excellent home for downsizers, with viewings strictly via the agent.



Entrance Hall

Entrance via front door with double door storage, door to lounge/dining room, open to:

Kitchen

8'2" x 9'6" (2.50m x 2.90m)

Well presented recently fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and swan neck taps over, fitted electric hob with extractor hood over, eye level fan assisted oven, plumbing for washing machine and space for fridge/freezer, open storage space containing main combination boiler and recently installed consumer unit, double glazed window and door to side.

Lounge/Dining Room

16'9" x 10'10" (5.10m x 3.30m)

With double glazed bay window to front, electric feature fireplace with surround and radiator.

Inner Hallway

With doors off to various rooms.

Shower Room

5'10" x 6'6" (1.80m x 2.00m)

Fully tiled recently installed shower room with shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap and fitted built in storage beneath, heated towel rail and obscure double glazed window to side.

Bedroom

12'2" x 10'10" (3.70m x 3.30m)

With double glazed window to rear and radiator.

Bedroom

10'6" x 9'6" (3.20m x 2.90m)

With double glazed sliding door to rear and radiator.

Outside

To front there stoned garden with a large tarmacked driveway for plenty of parking, parted via gated access, to rear an enclosed garden complete in 2025 made up of patio, stoned and shrubbed areas with recently installed rear fences.

Garage

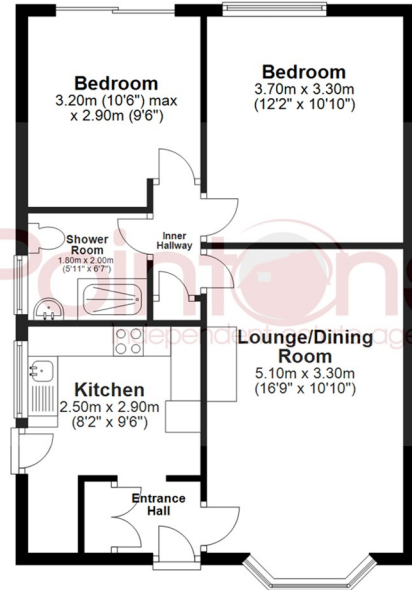
18'4" x 9'2" (5.60m x 2.80m)

Access via up and over door and side door via rear garden with recently installed consumer unit to offer power and lighting.

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.

Ground Floor



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		68	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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