



**73 Beaumont Road, Nuneaton  
Warwickshire CV11 5HF  
Asking Price £169,950**

Pointons Estate Agents are delighted to bring to market this traditional two bedroom semi detached home on Beaumont Road, Nuneaton within close proximity to local shops, schools and within walking distance to Nuneaton Town Centre. Benefiting with gas central heating and double glazing throughout, in the brief the property comprises of an entrance hall, open lounge/dining room, open kitchen and conservatory and downstairs WC, to the first floor there are two bedrooms and a family bathroom. To the rear of the property there is a larger than average garden with lawn, decked and paved sections and to the front offering off road parking for multiple vehicles. This property would make an excellent first time buy or investment and is offered with no upward chain. Viewings are strictly via the agent on 02476 373300. EPC C.



### Entrance Hall

Entrance via UPVC double glazed front door, wooden flooring and storage cupboard.

### Inner Hallway

Carpeted with stairs leading off to the first floor.

### Lounge/Dining Room

23'4" x 10'7" (7.11m x 3.23m)

Double glazed bay window to front, wooden flooring, telephone and television point, radiator, gas feature fireplace with wooden surround and built in storage cupboard.

### Kitchen

12'4" x 5'0" (3.76m x 1.52m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and stainless steel swan neck with taps, plumbing for washing machine, space for cooker with fitted extractor hood over, wooden flooring and tiled surround.

### Conservatory

12'5" x 8'5" (3.79 x 2.59)

Wooden flooring, space for fridge/freezer, heated towel rail, radiator, island to centre with low level units, frosted double glazed windows to side and double glazed french doors to rear garden.

### WC

Low level WC, hand wash basin with mixer tap and tiled splashback, obscure double glazed window to rear, combination boiler and wooden flooring.

### Landing

Doors off to various rooms, carpeted, and access to loft via hatch, which is insulated, boarded with pull down ladder.

### Bedroom

9'7" x 14'1" (2.93m x 4.28m)

Double glazed bay window to front and further double glazed window, radiator and wooden flooring.

### Bedroom

7'5" x 8'6" (2.26m x 2.59m)

Double glazed window to rear, wooden flooring, radiator and built in storage cupboard.

### Bathroom

Fitted with three piece suite consisting of a low level WC, hand wash basin with pedestal taps, corner panelled bath with shower over, obscure double glazed window to rear, tiled splashbacks and flooring, two built in storage cabinets and heated towel rail.

### Outside

To the front of the property there is offroad parking for multiple vehicles with side gate access, to the rear there is a larger than average garden with a patio area with lean to for plenty of storage, leading via pathway to a lawned section with shrubs and furthermore decked section with pond and free standing shed.

### 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.

### COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from [pointons-group.com](http://pointons-group.com) website.

To ensure maximum safety be in a position to proceed to purchase this property prior

to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

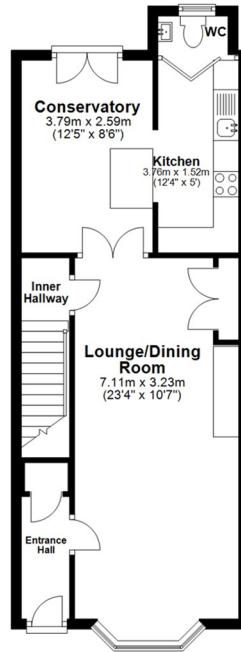
Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

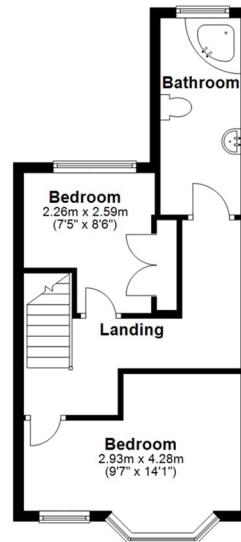
NO children will be able to attend

Our aim is keep our clients safe during this difficult time.

### Ground Floor



### First Floor



### 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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