



**Borough Way, Nuneaton
Warwickshire CV11 5JD
Offers Over £160,000**

Pointons are delighted to offer for sale this immaculately presented two bedroom modern semi detached house located on a popular development just a short walk from the Nuneaton town centre being close to local shops and

transport links. The property itself is located at the bottom of a quiet cul-de-sac and is in superb condition throughout. Benefiting from double glazing and gas central heating. In brief the property comprises of entrance hall, cloakroom, lounge/diner, kitchen. To the first floor there are two bedrooms, master benefitting from fitted wardrobe and an en-suite shower room and a family bathroom. To the rear of the property is an enclosed garden and to the side of the property two allocated parking spaces for the property. This property must truly be viewed to appreciate the location being so close to town centre yet an a quiet plot and its condition. Viewings can be organised by

contacting us on 02476 373300. EPC-B



Entrance Hall

Having entrance door, radiator and stairs off to the first floor.

Cloakroom

Two piece suite comprising of pedestal wash hand basin with taps, tiled splashback and low-level WC and radiator.

Lounge/Diner

12'11" x 13'7" (3.93m x 4.13m)

Double glazed window to rear, unstairs storage cupboard, radiator, telephone point, TV point, double glazed French double doors to garden.

Kitchen

10'6" x 6'8" (3.21m x 2.02m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with single drainer and stainless steel swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to front, radiator and vinyl flooring.

Landing

Having storage cupboard and doors off to various rooms.

Bedroom

10'9" x 10'3" (3.27m x 3.13m)

Having double glazed window, radiator and fitted wardrobe having hanging rail & overhead storage.

En-suite

Fitted with three piece suite with pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, tiled splashbacks, obscure double glazed window to front and radiator.

Bedroom

10'10" x 6'11" (3.30m x 2.10m)

Double glazed window to rear, radiator and access to loft.

Bathroom

Fitted with three piece suite comprising of panelled bath with twin handgrips and taps, pedestal wash hand basin with mixer tap and low-level WC, double glazed window to rear, radiator and laminate flooring.

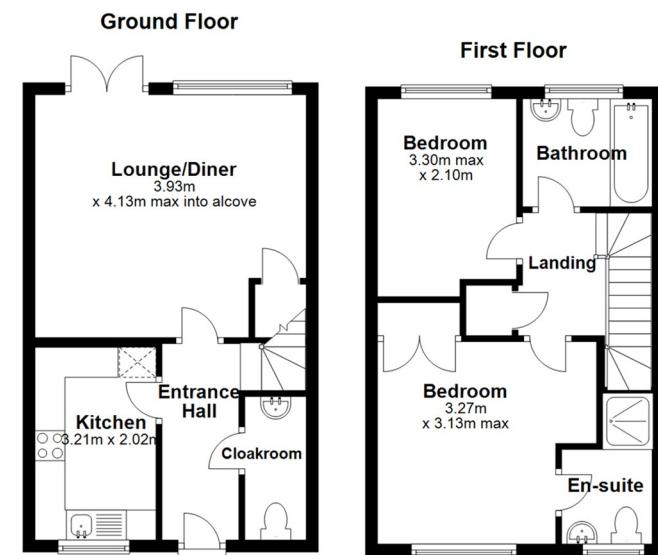
Outside

The property benefits from having two allocated parking spaces to

the side of the property. To the rear of the property is an enclosed garden being mainly lawned with shrub boarders, paved patio area and shed with power.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	84	84
(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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