



**Chancery Lane, Chapel End  
Nuneaton CV10 0PD  
Asking Price £170,000**

Pointons Estate Agents are pleased to offer this immaculately presented semi detached residence located in the heart of Chapel End in this quaint, suburban, characteristic street benefiting from gas central heating and double glazing. In brief the accommodation comprises entrance, lounge, dining area and fitted kitchen. To the first floor there are three bedrooms and re-fitted bathroom. Outside is a garden to rear which is mainly paved, detached brick built garage with utility area to the rear, veranda and enclosed alleyway leading from the kitchen. To the front is a driveway providing parking and access to the front door. An internal inspection is strongly recommended and viewing are arranged by strict appointment via the agent on 02476 373300. EPC TBC





#### Entrance

Via canopy porch, double glazed entrance door with matching side panel leading into

#### Lounge

13'3" x 17'3" (4.05m x 5.25m)

Double glazed bow window to front, double radiator, telephone point, TV point, coving to textured ceiling, stairs to first floor landing with spindles, door leading into kitchen and archway to:

#### Dining Area

7'11" x 8'5" (2.41m x 2.57m)

Radiator, coving to textured ceiling and double glazed french double doors to garden.

#### Kitchen

7'11" x 8'4" (2.41m x 2.54m)

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, space for fridge and freezer, electric point for cooker, double glazed window to rear, ceramic tiled flooring, textured ceiling, double glazed door to side.

#### Landing

Obscure double glazed window to side, doors to:

#### Bedroom

10'2" x 9'7" (3.11m x 2.92m)

Double glazed window to front, radiator.

#### Bedroom

9'9" x 9'8" (2.96m x 2.94m)

Double glazed window to rear, radiator, wooden laminate flooring, textured ceiling, concealed boiler serving heating system and domestic hot water with heating timer.

#### Bedroom

10'1" x 7'4" (3.07m x 2.24m)

Double glazed window to front, radiator, wooden laminate flooring, coving to ceiling, access to loft.

#### Bathroom

Recently refitted with three piece suite comprising bath with shower over and glass screen, vanity wash unit with cupboard under and close coupled WC, ceramic tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring.

#### Outside

To the rear is an enclosed garden which is block-paved. A double glazed door leading to side and veranda with access to detached brick built garage having power and light, plumbing for washing machine and tumble dryer with work-surface over, further enclosed Veranda area leading back to the kitchen and front. Outside the front provides off road parking for two cars and access to entrance.

#### General

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 website.

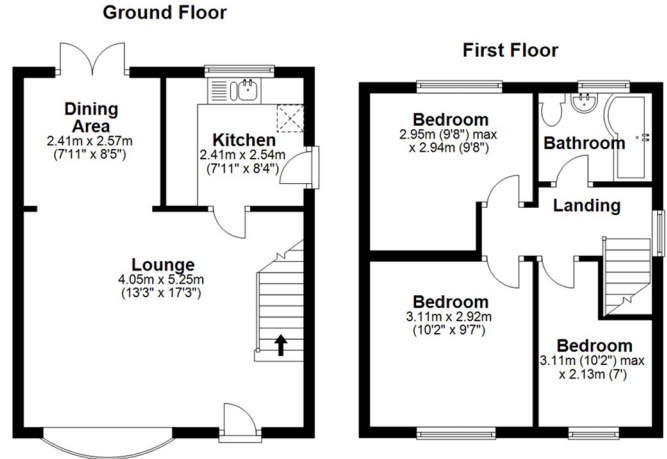
To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

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.

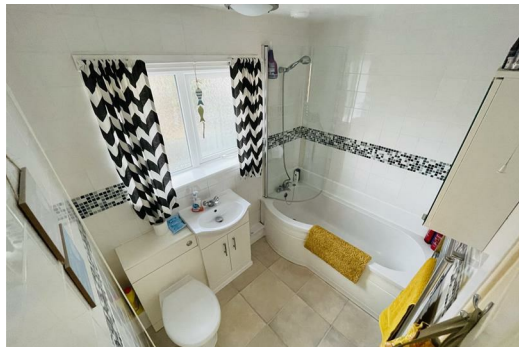
NO children will be able to attend

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



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	



**www.pointons-group.com**

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

5 Kingsway House, King Street  
**BEDWORTH**  
CV12 8HL  
**024 7662 0055**  
bedworth@pointons-group.com

74 Long Street  
**ATHERSTONE**  
CV9 1AU  
**01827 711 911**  
atherstone@pointons-group.com

