



## Wisteria Way

, Nuneaton, CV10 7SS

**£950**



Located in the charming area of Bermuda park, this delightful ground floor apartment offers a perfect blend of comfort and modern living with local amenities and good transport links nearby.

Upon entering, you are welcomed into an entrance hall with spacious lounge /diner that serves as the heart of the home. This large living area is bathed in natural light, creating a warm and inviting atmosphere. The layout is ideal for both family gatherings and quiet evenings in.

The apartment features two generously sized bedrooms, each designed to offer a peaceful retreat. These large bedrooms provide plenty of room for furnishings and personal touches, ensuring a comfortable living experience. The well-appointed bathroom is conveniently located, catering to the needs of the household.

With gas central heating, the property ensures warmth and comfort throughout the year. The energy performance certificate (EPC) rating of C reflects the home's efficiency, making it an economical choice for prospective buyers or renters. Additionally, the council tax band A indicates a manageable cost for residents.





### Entrance

Via communal hallway with telephone intercom and door leading into:

### Hall

Radiator, wooden laminate flooring, central heating thermostat, doors to:

### Bedroom 13'0" x 11'9" (3.97m x 3.57m)

Double glazed window to rear, built-in wardrobe with full-length mirrored doors, hanging rail and shelving, radiator, TV point.

### Bedroom 10'1" x 9'3" (3.08m x 2.83m)

Double glazed window to front, radiator.

### Lounge/Diner 25'6" x 15'9" (7.77m x 4.79m)

Three double glazed windows,, two double radiators. tv point and telephone point.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to front, ceramic tiled flooring, door to Storage cupboard.

### Fitted Kitchen 6'9" x 0'0" (2.06m x 0.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fan assisted cooker oven, four ring gas hob with pull out extractor hood over, double glazed window to front.

### Outside

There is allocated parking for the apartment

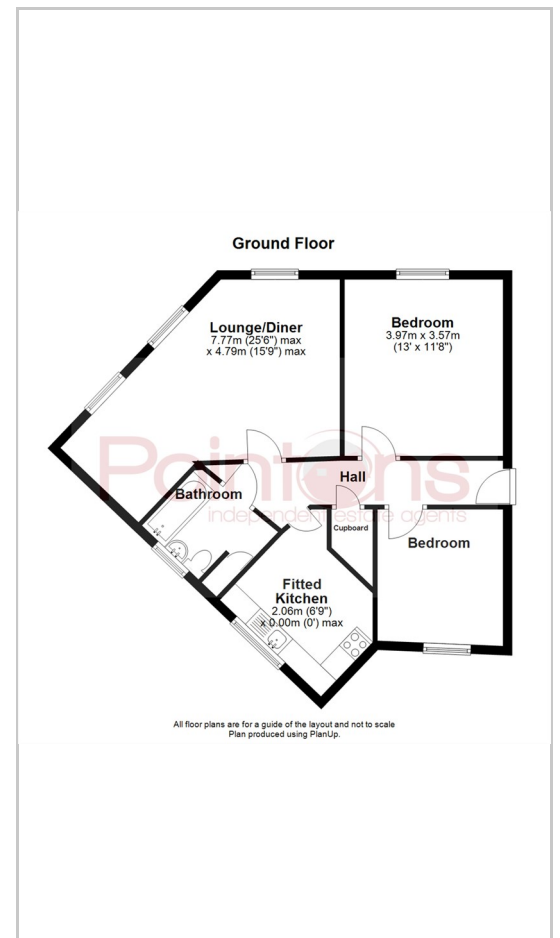
### General Information

This property is available immediately, subject to references. A bond is required to be paid of £1096. To apply for this property is the cost of one weeks rent as holding fee which will be deducted from your first months rent or will be non-refundable if credit checks and references do not meet the criteria.

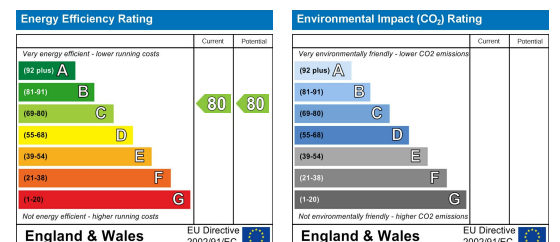
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET  
COVENTRY, CV1 2NT  
coventry@pointons-group.com  
024 7710 333  
Company No: 7359350



BOND GATE CHAMBERS  
NUNEATON, CV11 4AL  
nuneaton@pointons-group.com  
024 7637 3300  
Company No: 6743033

[www.pointons-group.com](http://www.pointons-group.com)

VAT NO 742186125

74 LONG STREET  
ATHERSTONE, CV9 1AU  
atherstone@pointons-group.com  
01827 711911  
Company No: 81323250