



## Bucks Hill

, Nuneaton, CV10 9LF

**£895**



Nestled in the charming area of Bucks Hill, Nuneaton, this delightful two-bedroom house offers a perfect blend of comfort and practicality. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen and dining area create an inviting atmosphere for family meals and gatherings.

The two bedrooms are generously sized, allowing for a restful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents. This home is ideal for small families, couples, or individuals seeking a peaceful living environment.

One of the standout features of this property is the large garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply enjoying a quiet moment in nature, this garden is sure to impress.

With an Energy Performance Certificate rating of D, the property is reasonably efficient, and the council tax band A ensures that living costs remain manageable.



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 firms 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

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

www.pointons-group.com

VAT NO 742186125