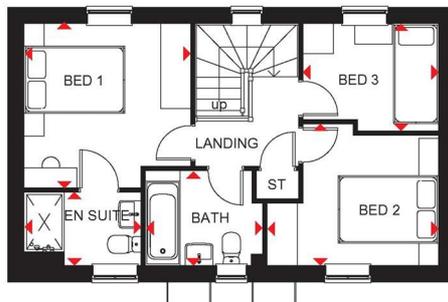
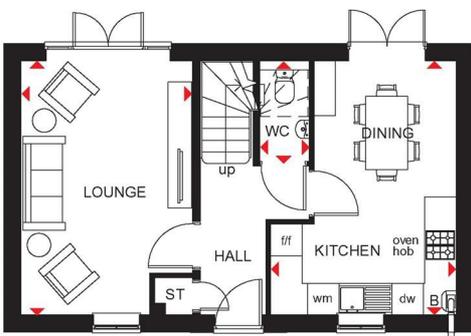




Buchanan Saxon View, Nuneaton CV10 9BS £260,000

* FINAL PLOT REMAINING - EST OCT 2024 COMPLETION * Pointons offer for sale this brand new three bedroom detached house built by Barratts on a popular development known of Saxon View located approximately a 10 minutes drive from Nuneaton Town Centre. Close to local shops, schools & other amenities. The property comes with plenty of pleasing features including offroad parking for two cars, an open plan kitchen/diner, with the lounge & kitchen having French double doors as standard. Offered with a 10 years NHBC guarantee and Barratts 2 year fixtures & fitting warranty. Benefiting from having double glazing & gas central heating. In brief the property comprises of entrance hall, lounge, kitchen/diner, ground floor W.C. To the first floor there are three bedrooms with the master offering an en-suite shower room & a family bathroom. To the rear of the property is an enclosed garden. And to the front a driveway providing offroad parking.

With the property being brand new there are plenty of options to available to upgrade the property including upgrading the kitchen, bathroom as well fitting wardrobes & flooring. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. To organise your viewing contact us today. EPC-B



Entrance Hall

Having entrance door, radiator & storage cupboard.

Cupboard

Lounge

15'11" x 10'8" (4.85m x 3.25m)

Having glazed window to front, radiator & double glazed French double doors into garden.

WC

6'4 x 3'1 (1.93m x 0.94m)

Fitted with a two piece suite comprising of low level W.C, wash hand basin with taps.

Kitchen/Diner

11'7 x 15'11 (3.53m x 4.85m)

Fitted with matching range of wall & base units with worktop space, stainless steel sink unit with taps, fitted electric fan assisted oven, four ring gas hob with chimney hood & stainless steel splashback, space for fridge/ freezer & plumbing for washing machine & double glazed French double doors into garden.

There are options to upgrade the kitchen at an additional cost including upgraded cabinets/worktops, Integrated fridge/freezer, integrated dishwasher, a choice of a washing machine or washer/dryer, coloured glass splashback to hob, soft close on all doors & drawers, under cabinet lighting & colour co-ordinated plinths and end panels.

Landing

Having double glazed window to rear, access to loft & doors off to various rooms.

Bedroom

10'10" x 10'10" (3.30m x 3.30m)

Having two double glazed window to rear & radiator.

Fitted wardrobes are available at an optional extra cost.

En-suite

7'7 x 4'10 (2.31m x 1.47m)

Fitted with three piece suite comprising of tiled shower cubicle, low level W.C, & wash hand basin with splash back.

Bedroom

8'10 x 7'1 (2.69m x 2.16m)

Having two double glazed windows to rear & radiator.

Fitted wardrobes are available at an optional extra cost.

Bedroom

8'10 x 7'1 (2.69m x 2.16m)

Having two double glazed windows to front & radiator.

Fitted wardrobes are available at an optional extra cost.

Bathroom

7'8 x 6'3 (2.34m x 1.91m)

Fitted with three piece suite comprising of bath with taps, wash hand basin with taps & splash back tile & panelled bath with taps.

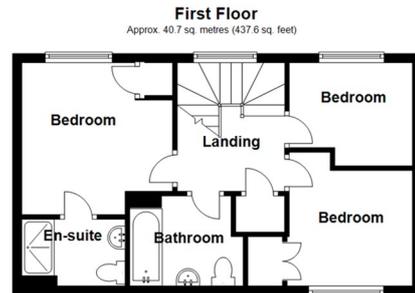
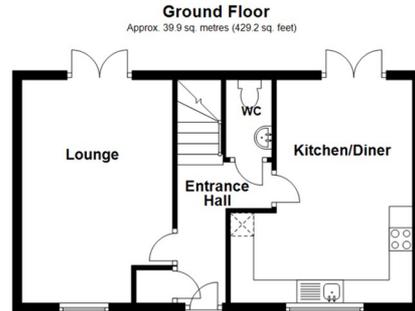
Outside

To the rear of the property is an enclosed garden.

To the side of the property is a driveway providing offroad parking for two cars.

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.



Total area: approx. 80.5 sq. metres (866.9 sq. feet)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221

coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911

atherstone@pointons-group.com

