



**Reuben Avenue, Nuneaton  
CV10 9SN  
£230,000**

**Freehold - Nuneaton & Bedworth Band: C - EPC: C**

\* WELL PRESENTED FAMILY HOME IN A CUL-DE-SAC LOCATION \* Pointons Estate Agents welcome to market this three bedroom semi detached residence, situated on a pleasant cul-de-sac on The Shires, Nuneaton, close to local shops, schools and further amenities. This well presented family home, benefits from gas central heating and double glazing throughout, in brief the property comprises of an entrance hall, with downstairs WC/Utility, leading onto a spacious living room with stairs off to the first floor, onto a recently fitted kitchen with dining room space. To the first floor there are three generously sized bedrooms, with the master having an en suite and a fully tiled family bathroom. To front there is a low maintenance fore-garden, side allocated parking for vehicle access and to rear there is an enclosed garden made up of patio and artificial areas with a summer house/workshop. This home must be viewed, it would make an excellent first time buy / family home, with viewings strictly via the agent.



## Entrance Hall

Entrance via front door with double glazed window to side and radiator.

## WC/Utility

6'7" x 3'3" (2.00m x 1.00m)

With obscure double glazed window to front, low level WC integrated with fitted hand wash basin and mixer tap, radiator and plumbing for washing machine.

## Living Room

17'5" x 14'9" (5.30m x 4.50m)

With double glazed window to front, radiator, gas fireplace with wooden surround and stairs leading onto the first floor, door to:

## Kitchen/Dining Room

9'2" x 14'9" (2.80m x 4.50m)

A recently fitted kitchen, comprising of matching fitted units with worktop space over, composite sink unit with single drainer and stainless steel swan neck tap over, tiled splashback, fitted induction hob with extractor hood over, combination boiler, eye level fan assisted oven, under stairs storage cupboard, radiator, double glazed window and french doors to rear garden.

## Landing

With double glazed window to side, doors off to various rooms, storage cupboard and access to loft room via hatch and pull down ladders.

## Bedroom

11'11" x 8'2" (3.64m x 2.50m)

With double glazed window to front and radiator.

## En-suite

4'3" x 8'2" (1.30m x 2.50m)

Fitted with a shower cubicle and screen, low level WC, hand wash basin with mixer tap and built in storage beneath and radiator.

## Bedroom

10'6" x 8'2" (3.20m x 2.50m)

With double glazed window to rear and radiator.

## Bedroom

8'6" x 5'11" (2.60m x 1.80m)

With double glazed window to front and radiator.

## Bathroom

5'6" x 6'2" (1.70m x 1.90m)

Fully tiled suite comprises of a panelled bath with folding glass shower screen, low level WC, hand wash basin with mixer tap and built in storage beneath, tiled splashbacks, radiator and obscure double glazed window to rear.

## Loft Room

7'3" x 14'9" (2.20m x 4.50m)

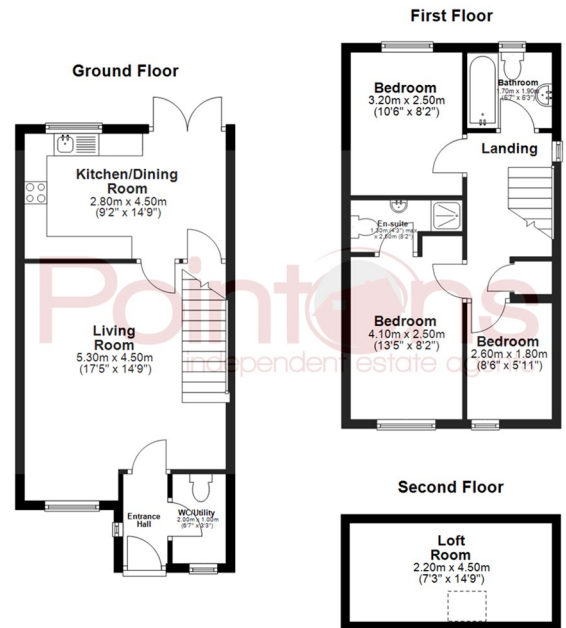
Boarded out loft room with power, lighting and double glazed velux skylight. Access via pull down ladder.

## Outside

To the front of the property there is a low maintenance fore garden, to side there is allocated parking for vehicles, to rear a beautifully landscaped garden with side gated access which is made up of patio and artificial lawn areas, also having a free standing shed and summer house / workshop.

## General Information

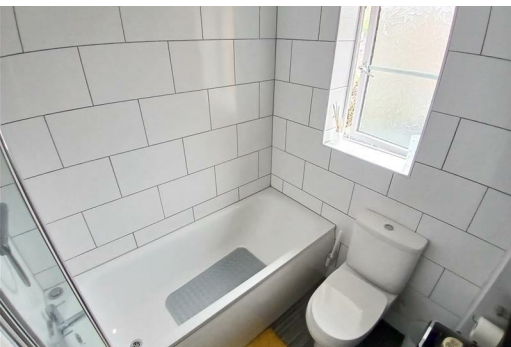
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

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	
		71	85

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	



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