



**411 Tunnel Road, Ansley Village
Nuneaton CV10 9PF
Asking Price £180,000**

Pointons are delighted to offer for sale this well presented two bedroom mid terrace property located in the semi rural village on Ansley. The property itself offers plenty of character & charm & must truly be viewed to appreciate. Benefitting from having double glazing & gas central heating in brief the property comprises of lounge, dining room, kitchen, utility room. To the first floor there are two double bedrooms & a refitted bathroom that offers a four piece suite including bath with separate tiled shower cubicle. To the rear the property is an enclosed garden & to the front a courtyard. This property would make an excellent first time buy or buy to let investment. Offered with no upward chain to organise your viewing contact us today. EPC-TBC



Lounge

11'6" x 11'7" (3.51m x 3.52m)

Having entrance door, double glazed window to front, open fire place having art deco style surround & hearth & radiator.

Dining Room

13'0" x 11'6" (3.97m x 3.51m)

Having double glazed window to rear, built fireplace, radiator, understairs storage cupboard & stairs off to the first floor.

Kitchen

10'9" x 7'0" (3.28m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for cooker, Storage cupboard, tiled flooring & double glazed door into garden.

Utility

3'5" x 6'11" (1.03m x 2.10m)

Plumbing for washing machine, double glazed window to side.

Landing

Having radiator & doors off to various rooms.

Bedroom

11'6" x 11'8" (3.51m x 3.55m)

Having double glazed window to front & radiator.

Bedroom

13'0" x 8'4" (3.95m x 2.55m)

Double glazed window to rear & radiator.

Bathroom

Fitted with three piece suite with panelled bath with shower over, wash hand basin with mixer tap, tiled shower cubicle and low-level WC, storage cupboard & double glazed window to rear.

Outside (Front)

To the front of the property is a paved courtyard leading onto front door.

Outside (Rear)

To the rear of the property is an enclosed having paved area

leading onto lawned area with shrub borders, to the top of the garden is a further paved section.



Total area: approx. 78.8 sq. metres (848.0 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

